

3 NORTH UPTON BARNES



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

3 NORTH UPTON BARNS

Description

3 North Upton barns is a charming, characterful stone-built, mid-terrace cottage situated in a picturesque courtyard development with stunning views from the rear across open countryside towards Dartmoor and the coast.

Internally there is approximately 1471.2 sq.feet of bright and spacious accommodation arranged over 2 floors comprising entrance hall with cloakroom and stairs to the first floor, kitchen/breakfast room with plenty of fitted units, electric range cooker, breakfast bar, laundry/utility room with store cupboard and door into the garden/dining room. This timber framed lean-to addition is a great space for entertaining, and has a lovely rustic charm about it whilst the dual aspect windows and double doors opening to the garden really bringing the outside in. Completing the ground floor is the charming sitting room which again is dual aspect and has a feature wood-burning stove and glazed double doors into the garden/dining room.

Upstairs there is a family bathroom with shower above the bath and three double bedrooms all of which are really bright and spacious, with vaulted ceilings and exposed beams and they enjoy the most wonderful countryside views.

Outside front is allocated parking for 3 vehicles and a garage (ask agent for details). To the rear is a home office and a large gravelled garden bound by mature borders full of well-established plants, shrubs and bushes. There's a wildlife pond and two timber decked seating areas, ideal for entertaining or simply relaxing and taking in the spectacular views.

The wood burning hot tub is available by separate negotiation.

Situation

The village of Bantham is situated at the mouth of the river Avon in the beautiful South Hams region of Devon, between Bigbury-on-sea and Thurlestone. There are a number of glorious walks in the area along the South West Coastal Path and along the banks of the River Avon. Bantham also offers a magnificent sandy beach, reputed to be one of the best surfing beaches on the south Devon coast. There are numerous golf courses in the area including the spectacular 18-hole golf links at Thurlestone. Bantham has an excellent pub, 'The Sloop', and a village shop. The nearby village of Thurlestone has a thriving Post Office/general store, primary school and a 4-star hotel. Further shopping facilities can be found in Kingsbridge approximately four miles away. There are Intercity rail services from Plymouth and Totnes to London Paddington.

Directions

what3words - piglets.crowns.curries

From Kingsbridge head out of town on the A379 at the roundabout turn left onto the A381 and head through the village of Churchstow. At the next roundabout go straight over heading towards Bantham. After approx. 1 mile you will see a sign for North Upton, turn right here going through the stone pillars. Follow the drive all the way down to the parking area and No.3 will be found in the left-hand corner.



PROPERTY DETAILS

Property Address

3 North Upton Barns, Bantham, Kingsbridge, Devon TQ7 3AB

Mileages

Kingsbridge 5 miles; Salcombe 9 miles; Dartmouth 16 miles, Plymouth 20 miles; A38 Devon Expressway 13 miles (distances are approximate)

Services

Mains electricity and water. Air source heat pump. Shared private drainage. Battery smoke alarms. Communal fees - £250.00 per annum payable to North Upton Amenities Ltd.

EPC Rating

Band C. Current: 69, Potential: 85

Council Tax Band

E

Tenure

Freehold

Authority

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon TQ9 5NE.
Tel: 01803 861234.

Key Features

- Stone built, mid-terrace barn conversion
- Courtyard setting, surrounded by open countryside
- Character features, stone and wooden floors, vaulted ceilings,
- Parking for 3 vehicles - The garage is leasehold (ask agent for details)
- Gravelled garden, pond, decked seating/entertaining areas
- Garden shed, summerhouse/office (hot tub by separate negotiation)
- Fantastic views towards Dartmoor
- Close to Bantham beach

Fixtures & Fittings

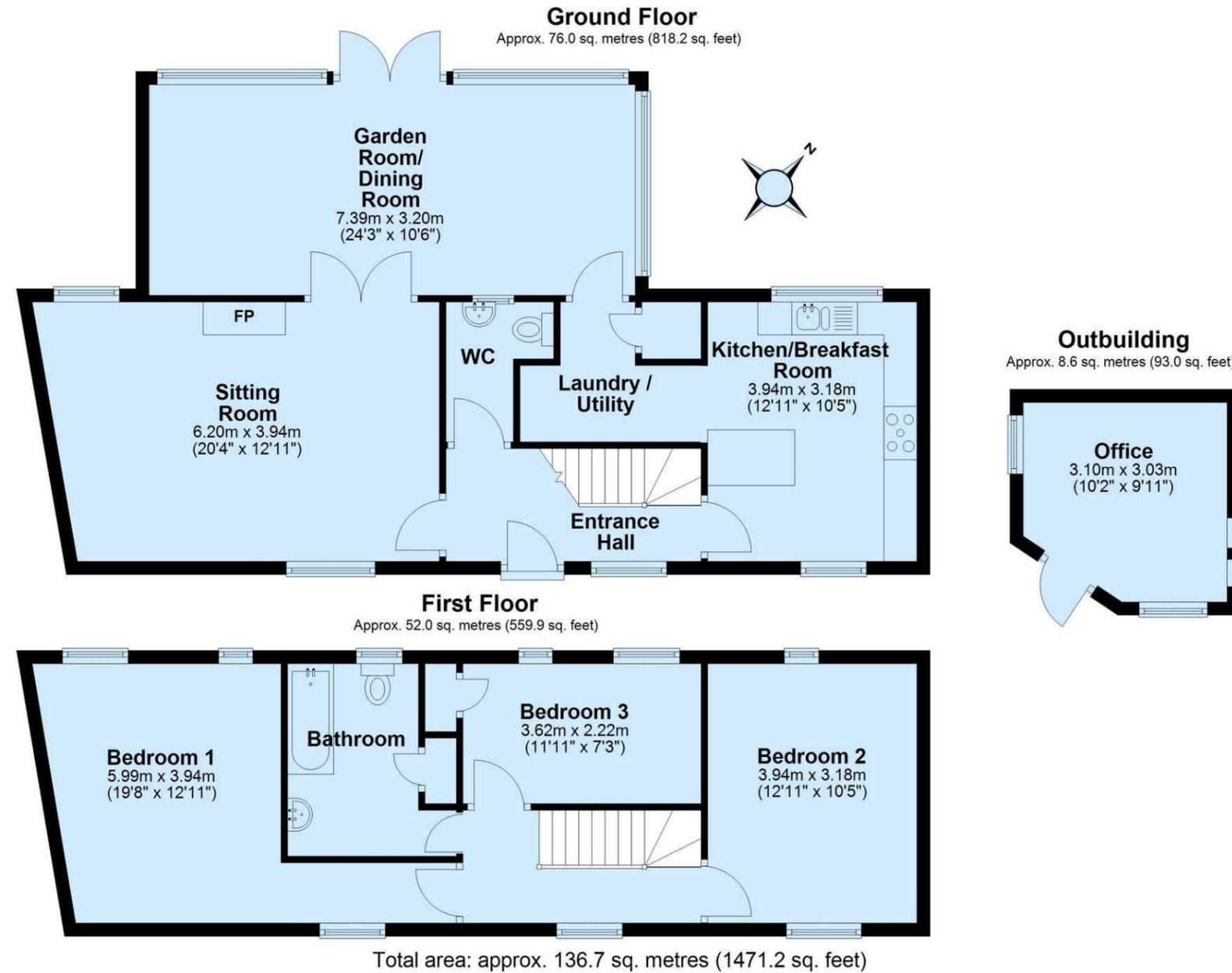
All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Viewing

Strictly by appointment with the sole agents, Marchand Petit, Kingsbridge. Tel: 01548 857588.



FLOOR PLAN



IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office. MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

Dartmouth
01803 839190

Kingsbridge
01548 857588

Modbury
01548 831163

Newton Ferrers
01752 873311

Salcombe
01548 844473

Totnes
01803 847979

Lettings
01548 855599

Prime Waterfront & Country House
01548 855590