



Nanbrock



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East Allington, Totnes, TQ9 7RW

Totnes 10 miles, Plymouth 26 miles, Exeter 38. miles, Kingsbridge 4 miles, Dartmouth 9miles, Salcombe 10 miles – all Mileage approximate.

A beautifully presented attached Barn conversion situated in an idyllic position overlooking stunning countryside whilst just a short drive away from local amenities. This delightful home offers flexible accommodation with pretty gardens, paddocks and stables.

- Beautifully Presented Barn Conversion
- Study/ Fourth Bedroom
- Attractive Vaulted Ceilings
- Stables & 2.5 Acres approx.
- Three Double Bedrooms
- Spiral Staircase to Versatile Attic Room
- Two Reception Rooms
- EPC D / Freehold

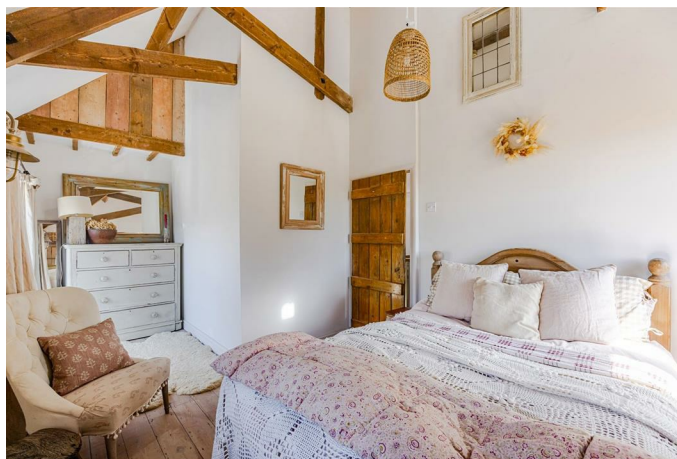
Guide Price £695,000

Nanbrock is situated just outside the popular village of East Allington, which has a Parish Church a well-regarded Primary School and a popular village pub, surrounded by the beautiful countryside which is unspoilt and offers excellent opportunities for those keen on riding, walking and other outdoor activities. The nearby market town of Kingsbridge is a short drive away and offers good shopping facilities, with a choice of independent shops, cafes, restaurants, and a renowned secondary school. Totnes also has a superb range of shops, further educational provision, and a mainline station to London Paddington. The beautiful South Devon coastal resorts, including Salcombe and Dartmouth are also within very easy reach.

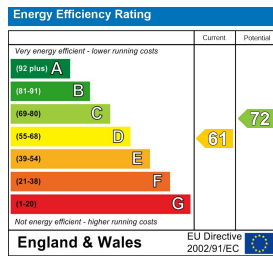
This charming home comprises, an inviting sitting room with exposed beams and fireplace with woodburning stove, doors lead on to a double bedroom, attractive family bathroom, study/bedroom and the dual aspect bespoke, kitchen with door out to conservatory which is currently utilised as a dining/garden room and has a beautiful outlook. The spacious first floor landing provides access to a further two double bedrooms (one with En-suite facilities), the delightful principle bedroom also has exposed beams, a vaulted ceiling, built in wardrobes and glorious countryside views. A spiral staircase leads to a converted attic room, this versatile space can be utilised as a guest room or hobby/work space. External benefits include paddocks, stable yard with power & water, stables, feed room, tractor shed, pole barn and various other outbuildings, including a car port and large workshop with inspection pit. There is also an Orchard with a yoga deck and Treehouse studio.

Mains electric & water. Shared private drainage.
Based on the latest data at Ofcom, Superfast broadband is available at the property.





A wide-angle photograph of a garden and landscape. In the foreground, there is a large, mossy rock on a gravel path next to a stone wall. The garden is filled with green grass and various plants. In the background, there are rolling green hills under a blue sky with scattered white clouds. A wooden fence runs across the middle ground, and a large tree is visible on the left side.



Ground Floor
Main area: approx. 95.0 sq. metres (710.0 sq. feet)
Plus outbuildings, approx. 10.0 sq. metres (100.0 sq. feet)

Summerhouse
4.25m x 2.05m
(14'1" x 6'7")

Studio
3.87m x 2.25m
(12'8" x 7'5")

Bedroom 3
2.78m (9'1")
x 3.38m (11'1") max

Bathroom

Study/Bedroom 4
1.50m x 3.00m
(5'0" x 10'0")

Sitting Room
4.54m x 5.48m
(14'11" x 18')

Kitchen
4.54m x 4.48m
(14'11" x 14')

Conservatory
2.00m x 2.00m
(6'6" x 6'6")

Utility

WC

Carport

Garage
8.00m x 1.00m
(26' x 3'3")

Kitchen
2.40m x 4.21m
(7'10" x 13'10")

Task Room
2.88m x 2.10m
(9'6" x 13'10")

Stables
3.56m x 4.21m
(11'7" x 13'10")

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First Floor
Approx. 41.0 sq. metres (432.0 sq. feet)

Bedroom 2
3.35m (12'11") max
x 3.08m (10'1")

En-suite

Bedroom 1
2.52m (8'3") max
x 5.71m (18'7")

Second Floor
Approx. 11.4 sq. metres (122.9 sq. feet)

Attic Room
2.25m x 5.77m
(7'5" x 12'4")

Main area: Approx. 119.2 sq. metres (1283.3 sq. feet)
Plus outbuildings, approx. 10.0 sq. metres (100.0 sq. feet)