

STAGS

Duncombe Barn,

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Sherford, Kingsbridge, Devon TQ7 2BL

The Sea (Torcross) 3 miles Kingsbridge 4 miles Totnes 12 miles

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An attractive, part tile hung, detached, spacious, stone barn set in a rural location, close to the town with far-reaching views beautiful countryside towards the estuary and Salcombe.

- Attractive Stone Barn
- Spacious Accommodation Over Three Floors
- Family Room, Three further Double Bedrooms
- Double Garage, Parking
- Freehold
- Commanding Rural And Estuary Views
- Kitchen Diner, Sitting Room, Games Room/Bar
- Master En-Suite, Family Bathroom, Shower Room
- Rural Location Yet Close To Town
- Council Tax Band: F

Guide Price £800,000

SITUATION

Set on the outskirts of the village of Sherford, a tranquil village just a mile or so to the north of Frogmore and the A379 Kingsbridge to Dartmouth road. It has an active community based partly on its modern village hall and the 14th century church. Close by is the village Frogmore situated at the head of Frogmore Creek, an arm of the Salcombe estuary. The village has a lively community with activities hosted at the village hall, an annual regatta and it is also home to The Globe Inn and Swell Devon cafe/deli. The public slip in the middle of the village allows direct access to the water and makes Salcombe reachable in around 20 minutes. There are excellent countryside and Creekside walks and the bus service is on the Kingsbridge to Dartmouth route. Just over 2 miles away is the market town of Kingsbridge, which lies at the head of the Salcombe estuary and is surrounded by beautiful rolling countryside. It offers an excellent range of shops, local services and facilities which include a Sports Centre (with a competition-size indoor swimming pool), primary and secondary schools, health centre and cottage hospital. The sailing town of Salcombe is 6 miles away whilst Totnes, with its main line train station and good connectivity to London, and Dartmouth are both within easy reach.

DESCRIPTION

Located in a peaceful rural location, within easy reach of the town this fine, detached, spacious, stone barn, is set in a prominent position enjoying commanding views over beautiful South Hams countryside down to the Kingsbridge estuary and over to Salcombe.







ACCOMMODATION

The property is highly spacious, with flexible accommodation that is set over three floors that has the advantage of super natural light flowing throughout. The accommodation comprises in brief; large entrance hall, with tiled floor, stairs to first floor. Pedestrian access to the double garage. Games room/bar. Shower room. Utility room, with space and plumbing for a washing machine, sink and access to the garden. A delightful large family bedroom, a double room with dressing room or nursery.

Stairs lead up to the first floor to the large dining room with double doors opening onto external steps to ground level. This opens onto the kitchen area which is well fitted with a range of pine wall and base units, inset oven, LPG hob with extractor above, space for appliances. Exit through dining room to large galleried landing with a large picture window wonderfully framing the beautiful countryside views, with study space and WC, and access to a fabulous, triple aspect sitting room with exposed beams, stone fireplace with inset wood burning stove. French double doors to the terrace that enjoys the most spectacular views down to the water.

The second floor landing provides access to the master bedroom with a large en-suite bathroom with loft hatch, wonderfully bright thanks to large Velux windows. Also on this floor there are two further bedrooms and a family bathroom with separate shower and a large airing cupboard which houses the water tank.

OUTSIDE

The property is positioned well within a generous plot, allowing ample driveway parking, along with access to a double garage. The gardens are mainly laid to lawn, adjoining open countryside, with planted borders and mature trees and shrubs. The large terrace, to the rear, provides a fabulous private position to sit relax, admire the beautiful sunsets, or enjoy alfresco dining with friends.

SERVICES

Mains electric, water, private drainage, oil-fired central heating.
Standard broadband is available at this location along with EE, O2, Three and Vodafone are likely. (OffCom)

TENURE

Freehold.

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE.

DIRECTIONS

From Kingsbridge proceed on the A379 on reaching West Charleton turn left onto Church Lane. Continue along this lane, at Duncombe Cross turn left and the property will be found a short distance on the right hand side beyond the five bar gate.

VIEWING ARRANGMENTS

Strictly by appointment please through our Kingsbridge branch.

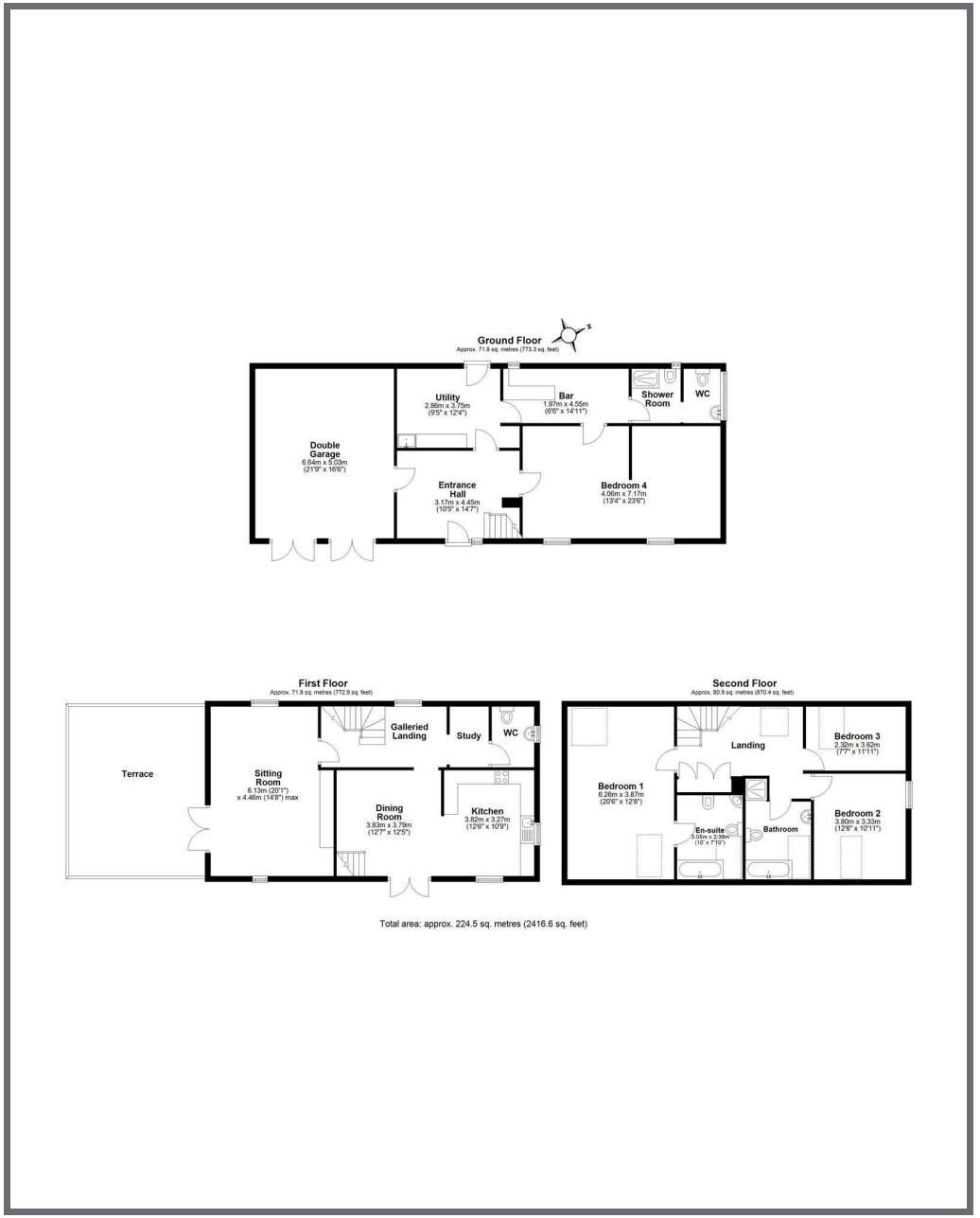


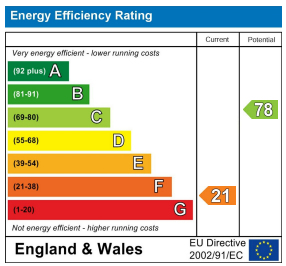




IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.







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