



**STAGS**

Coombe Barn



# Coombe Barn

Ashprington, Totnes, TQ9 7UL

Totnes 3 miles Kingsbridge 12 miles A38 9 miles

- Farmhouse style kitchen
- Family/dining room with
- Four bedrooms
- Two ensuites
- Family bathroom
- Landscaped gardens
- Annex Potential
- Ample parking

**Guide price £595,000**

## SITUATION

The property is situated within the heart of the sought after village of Ashprington. This beautifully kept typical Devon "picture postcard" village above the River Dart set in the South Hams countryside. There are two fine mansions, 16th Century church and a delightful village inn/restaurant. Within 3 miles lies the historic Elizabethan town of Totnes with a railway station and line to London (Paddington).

## DESCRIPTION

Coombe Barn offers spacious living accommodation with potential for the creation of an annex subject to necessary planning consents. Enjoying original exposed stone work and vaulted ceilings, solid oak floors in both the dining and sitting rooms, kitchen with terracotta tiled floor, all with attractive views across the garden. Access to the garden from the Kitchen/Utility area. Secluded well stocked gardens with level lawn and terrace area for alfresco dining. Offering plenty of scope for the devoted gardener to develop further, equally its easy to maintain as it is.

## ACCOMMODATION

Entrance hall with four bedrooms located on the ground floor. Master bedroom with ensuite and walk in dressing area.



A superb four bed detached stone barn conversion offering spacious accommodation within the heart Ashprington.







Bedroom two with new ensuite shower room and doors to front terrace. Bedroom three with vanity unit, wardrobe and door to the front terrace. Family bathroom with newly fitted shower-bath, fitted cupboards and underfloor heating. Bedroom four with door opening to the conservatory, wardrobe and door leading through to rear lobby.

First floor landing with study area. Attractive living room with vaulted ceiling and fireplace and woodburner, Family room/ dining room with an attractive stone fireplace and woodburner, Farmhouse style kitchen with oil fired range, separate induction hob and walk in larder. Rear lobby with door to garden. Utility room with oil fired boiler, butlers sink and WC. Door to second staircase to the ground floor and roadside entrance lobby.

### OUTSIDE

One of the main features of the property is the garden which incorporates a large gravelled parking area, natural slate paving and stone built storage shed/workshop. Steps lead up to the main garden with sunny paved area, large flat lawn and tiered borders. The garden also offers an elevated aspect with views across Ashprington. There is a further hard standing area providing additional parking, with the potential to create garaging subject to the necessary planning consents

### SERVICES

The property is connected to mains drainage, oil fired central heating, mains electricity and water.

### LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234. E-mail: [customer.services@southhams.gov.uk](mailto:customer.services@southhams.gov.uk).

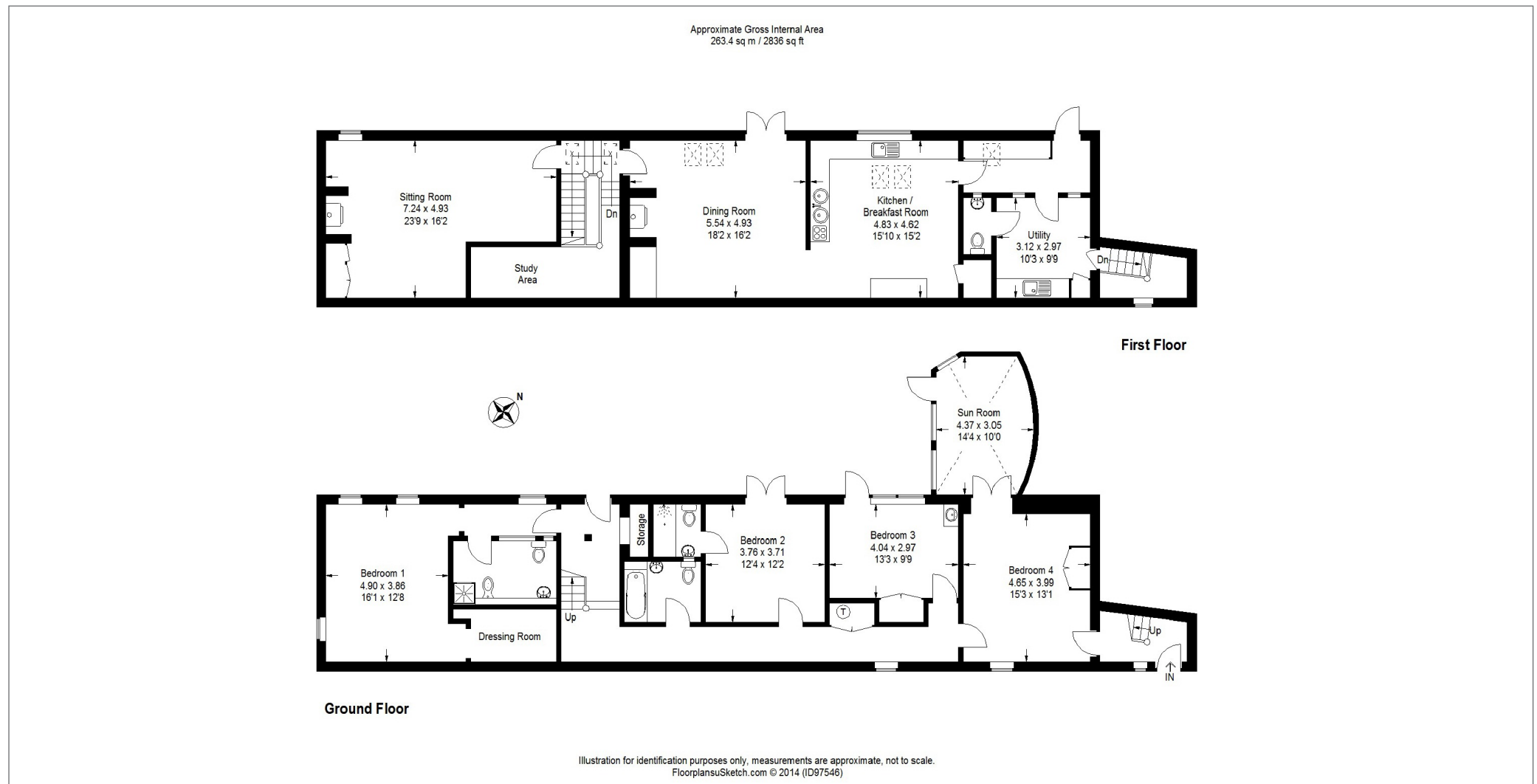
### VIEWING

Strictly by prior appointment with Stags Totnes property office on 01803 865454

### DIRECTIONS

From Totnes, take the A381, after approximately one mile turn left signposted Ashprington. Continue along this road, after about 1.5 miles follow the sign to Ashprington, continuing into the village. At the centre of the village turn right and the property can be found on the right hand side with the entrance at the lower end.





These particulars are a guide only and should not be relied upon for any purpose.



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