



Stable Barn, Higher Hendham
Woodleigh, Kingsbridge, Devon TQ7 4DP

SOUTH HAMS'
LEADING
ESTATE AGENT

Marchand Petit
ESTATE AGENTS





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Stable Barn is a character 3-bedroom barn conversion situated in the idyllic South Hams countryside.

Off the hall are stairs to the first floor, wet room with shower, wash hand basin and WC and door into the dining room which has a useful built-in storage cupboard from here are steps down into the sitting room with picture window to the front. The kitchen has floor and wall units with integrated appliances and Velux skylight. Completing the ground floor is a double bedroom also with Velux skylight. On the first floor are 2 further double bedrooms both with skylights, bed 1 having exposed scissor beam roof trusses and timbers and bed 2 has part exposed roof trusses, and a built-in wardrobe. The bathroom has a white suite comprising bath with shower above, WC, wash hand basin and skylight. Outside is a gravelled patio seating area with steps leading down to a further seating area.

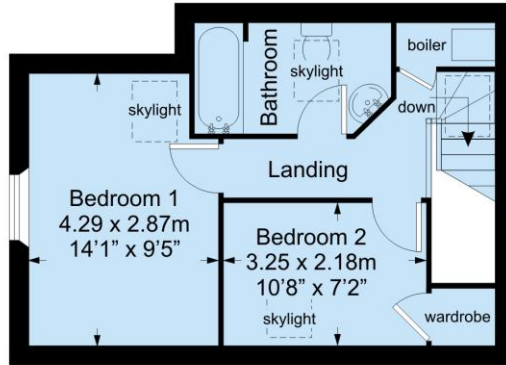
The property is currently used as a successful holiday let but would also make an ideal lock up and leave or permanent home.

Woodleigh is an attractive village with a good community and excellent communications to Totnes, Kingsbridge and the A38 Devon Expressway. The settlement dates back to Norman times and is mentioned in the Domesday Book. It encompasses land designated as being of outstanding natural beauty and is adjacent to the River Avon. Much of the surrounding woodland is owned and managed by the Woodland Trust and therefore offers beautiful river and woodland walks. Within a mile of the property are the popular Avon Mill Garden Centre with deli, cafe and the Aune Valley Farm Shop with its newly opened Cafe. Also, close by is the village of Loddiswell which has a primary school, shops and pub. Kingsbridge, just over 3 miles to the south and provides a more extensive range of shops, leisure centre with indoor swimming pool, library and schools and churches.

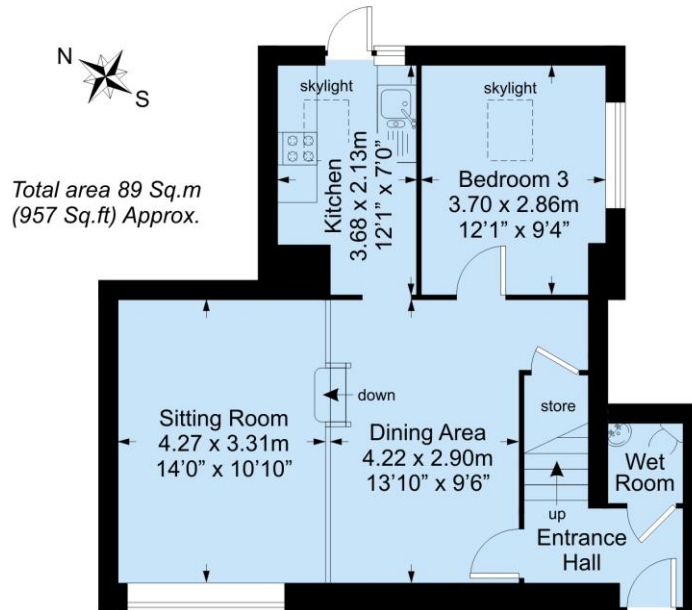
KEY FEATURES

- Barn conversion
- Well presented spacious accommodation
- Character features
- 3 double bedrooms
- 1 bathroom and 1 wet room
- Outside seating area
- Rural location
- Good access to Kingsbridge, Totnes and the A38 Devon Expressway
- Parking space

NB. This Floor Plan is for illustrative purposes only,
all dimensions are approximate.



First Floor



Ground Floor

Total area 89 Sq.m
(957 Sq.ft) Approx.



EPC Rating - Band C

COUNCIL TAX - Band D

SERVICES

Mains electricity and water. Underfloor heating on both floors, individual thermostats.

Private drainage - a fee is payable to Higher Hendham Barns Ltd for jointly used services (septic tank and drains).

TENURE - The property is freehold.

DIRECTIONS

From Kingsbridge head in a northerly direction towards the village of Loddiswell and after about 3 miles and before you bear left and cross the river take the turning right signposted Woodleigh and Preston. Continue on this lane through the village of Woodleigh and after about a mile you will reach Hendham. The driveway to Higher Hendham House will be found on the right-hand side.

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