



8 Combe Farm Barns
Aveton Gifford, Devon, TQ7 4NH

SOUTH HAMS'
LEADING
ESTATE AGENT

Marchand Petit
ESTATE AGENTS





Guide Price £475,000

DESCRIPTION

This charming barn conversion forms part of an interesting group of barns located close to the coast and local beaches. On entering the property you are greeted with a most unique entrance hallway, offering an insight into the makings of the flooring levels with open staircases. The property oozes character and charm with ceiling beams throughout and quirky features, it is a true credit to the current owners who have tastefully modernised the property without removing its charm.

ACCOMODATION

On the ground floor, there is an opening into the modern, but in keeping, fitted kitchen, with an abundance of storage space and a breakfast bar. From here is a walk way through to the utility room and downstairs WC. On return to the entrance hall you enter a good size dining room with wooden floor and full height window. Stairs then lead up to the first floor which has a unique mezzanine room with Velux window and a door into a shower room. Across the landing there is a door into one of the double bedrooms, which is beautifully presented and has a Velux window. Stairs then lead down to a deceptively spacious sitting room, with a focal fireplace with multi fuel burning stove, ceiling beams and double doors leading out to the rear garden. On the second floor are the remaining bedrooms, with the master bedroom having a modern fitted ensuite shower room with walk in shower, this room benefits from and dual aspect windows allowing light to flood in. Bedroom 2 across the landing is large enough to accommodate 2 double beds and also has 2 Velux windows.

OUTSIDE

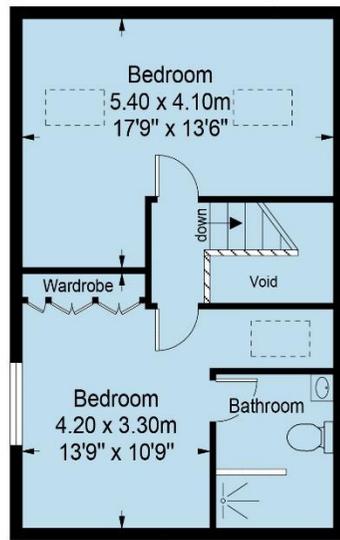
Outside, the rear garden is laid to gravel with mature shrubbery surrounding offering a feeling of being in the countryside, from here a door opens into a sizeable store located on the side of the property. Furthermore, a gate provides access to a pathway that runs behind the rear of the buildings for access. To the front, there is a communal garden area in the centre of the courtyard for the properties, plus a parking area where each property has one allocated parking space and the use of visitors parking.

KEY FEATURES

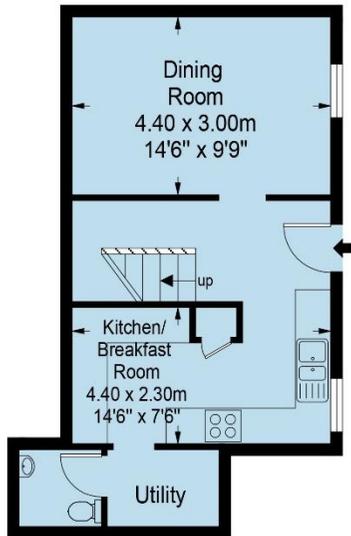
- A Charming and Spacious Barn Conversion
- Three Generously Sized Double Bedrooms
- Two Spacious Reception Rooms
- Unique Mezzanine Level with Shower Room
- Private Enclosed Rear Garden
- Allocated Parking Space Plus Visitor Parking
- Tranquil Rural Setting Near the Coast
- Offered with No Onward Chain

BEDS 3 | BATHS 2 | RECEPTS 2 | EPC Band D | FREEHOLD

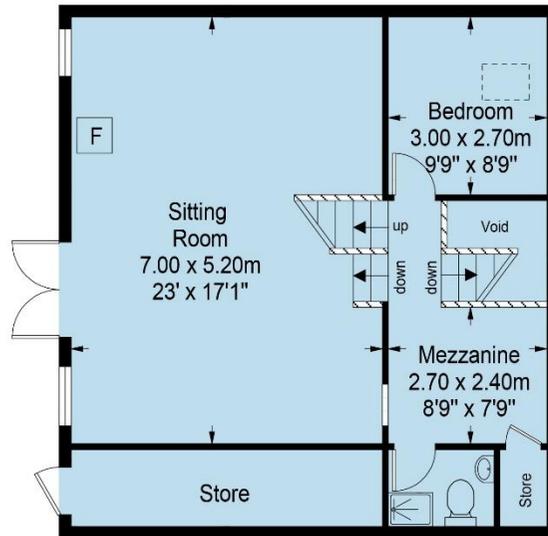
NB. This Floorplan is for illustrative purposes only. All dimensions are approximate.



First Floor



Ground Floor



Upper Ground Floor

Total area 151.62 Sq.m
(1632 Sq.ft) Approx.



SERVICES

Mains electricity. Private water and drainage. Oil fired boiler for hot water and central heating.

TENURE

Freehold. Service Charge: £85 per calendar month.

COUNCIL TAX

South Hams District Council. Band E.

VIEWINGS

Strictly by appointment only through Marchand Petit (Modbury Office) Tel: 01548 831163. Please contact the office to make an appointment.

DIRECTIONS

From our Modbury office, continue along the A379 towards Kingsbridge. After approximately 1.5 miles turn right at Harraton Cross towards Bigbury. After approximately half a mile turn left to Ashford. Follow the lane for approximately 1 mile and turn right signposted Combe. Continue along this single track road, you will pass a white thatch cottage on your left (Shoal of Furze), continue down the steep hill, passing a white house on the left at the bottom of the hill, where the road bears right then immediately turn right into the access road where you see a white wrought iron sign for Combe Farm Barns. Follow this access road to the end passing Abbots Ash on the right and bear left into the car park where you will meet the agent.

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.

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