



Higher Court Barn, West Charleton
Kingsbridge, Devon, TQ7 2AL

SOUTH HAMPS'
LEADING
ESTATE AGENT

Marchand Petit
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Higher Court Barn is an impeccably designed reverse level living 4/5-bedroom stone barn conversion located in this sought after village. The property exudes a homely atmosphere with its bright and well-lit interiors, while also offering a sense of security and convenience. Boasting a generous 1,948 sq ft of living space which comprises 4/5 well-appointed bedrooms, two with en-suite facilities and a separate house bathroom room making it ideal for a growing family or those who enjoy hosting guests. The first-floor rooms are double height and have lovely, exposed beams, skylights and timber lintels above the windows. The spacious modern kitchen is well-equipped and perfect for culinary enthusiasts, with plenty of fitted units, central island/breakfast bar and more than ample room for a table and chairs. The inviting sitting room has a feature fireplace inset with a log burner and patio doors opening onto the decked terrace. This is a fantastic space affording stunning countryside views and is ideal for entertaining or simply relaxing. You access the property through double grey aluminium gates into the rear courtyard which has mature planted borders and is bound by high stone walls making it completely private. There is parking for several vehicles, a garage with utility area and access into the ground floor accommodation. Maintained to a high standard, this stylish property is perfect for those seeking a modern yet homely residence.

The popular village of West Charleton benefits from a pub, church, and primary school. The market town of Kingsbridge is close by and offers a wide range of commercial, leisure and shopping facilities, including the Ofsted 'outstanding' Kingsbridge Community College. There are walks across fields to the shores of the Kingsbridge/Salcombe Estuary, and the famous sailing centres of Salcombe and Dartmouth are also within easy reach as well as an abundance of sandy beaches and coves with miles of coastal footpaths.

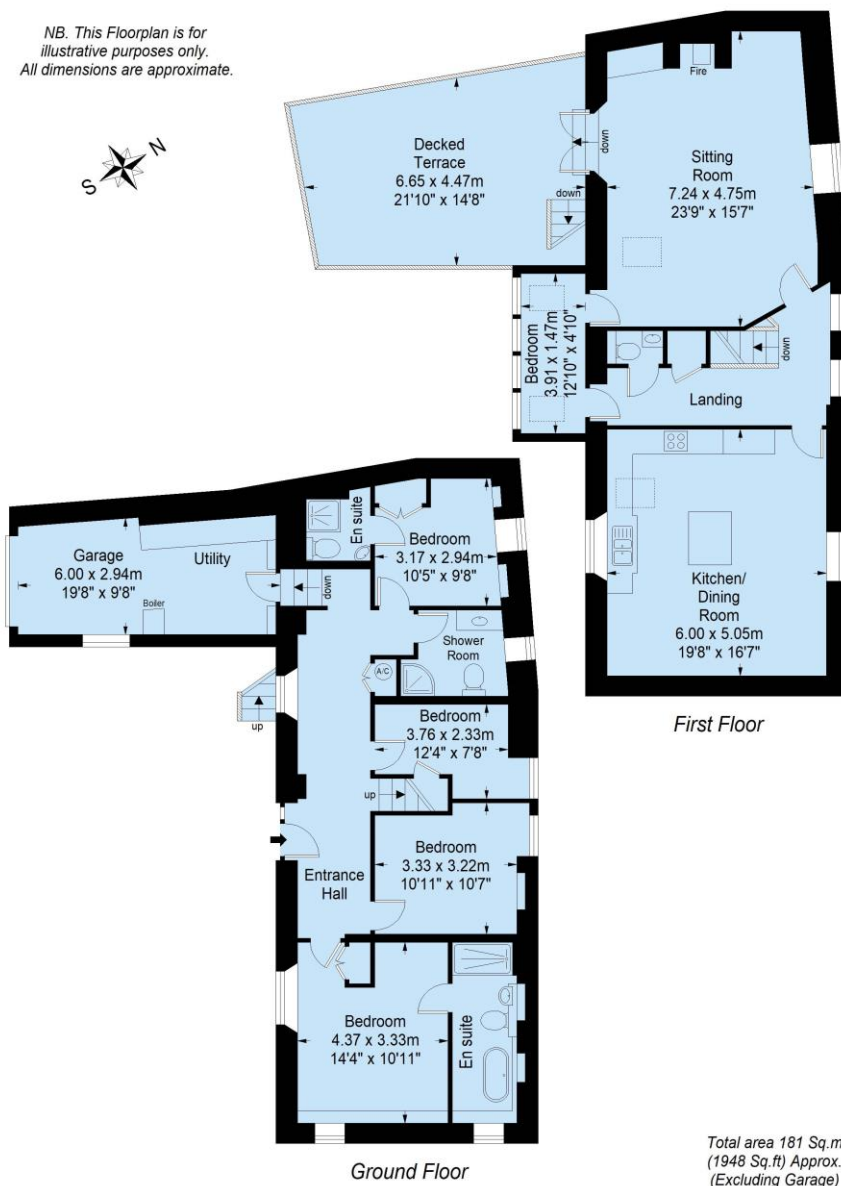
KEY FEATURES

- Superb link-attached stone barn conversion
- Approximately 1948 sq.ft of accommodation
- Reverse level living
- Large, decked terrace with countryside views
- Garage with utility and ample parking
- Enclosed courtyard
- Immaculately maintained and presented throughout

BEDS 4/5 | BATHS 3 | RECEPTS 1 | EPC - E | COUNCIL TAX - F | TENURE - Freehold

SERVICES - Mains electricity, water and drainage. Oil fired boiler. Underfloor heating in the kitchen-diner and bathroom. CCTV feed to front door/drive. Acoustic double glazing to all windows and doors fitted 2022.

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



DIRECTIONS

From Kingsbridge take the A379 Dartmouth Road out of town. Pass over Bowcombe Creek Bridge and into West Charleton, go past the Primary School and the property will be found on the right-hand side just before you leave the village.

what3words - remember.scorching.statement

VIEWING - Very strictly by appointment only through Marchand Petit (Kingsbridge office) Tel: 01548 857588.

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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