



Swallows Barn, Stadbury

Nr. Churchstow, Kingsbridge, Devon TQ7 4PD

SOUTH HAMS'
LEADING
ESTATE AGENT

Marchand  Petit
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Set within a stunning rural South Hams location and just a short distance from Kingsbridge and the Georgian Town of Modbury, we bring to the market this charming, spacious Grade II Listed semi-detached barn conversion with separate outbuilding.

The property which is in need of modernisation comprises entrance hall with stairs to the first floor, cloakroom, kitchen with fitted units and a large dual aspect sitting room with wood burner and two sets of French doors opening to both the front and rear gardens. Upstairs there are three bedrooms, en-suite shower room to the master and a separate family bathroom.

The ground floor of the outbuilding has not been renovated. It has had a new roof and flooring installed on the first floor which has been divided into two rooms and would make an ideal home office/playroom or additional space for storage.

The large level gardens are mainly laid to lawn with patio seating, established shrubs and bushes all bound by timber fencing and stone walling.

This property offers a unique opportunity, to put your own stamp on both house and barn and make it your own idyllic rural retreat surrounded by stunning countryside, yet still being within 5 minutes to the village of Churchstow and the wonderful Bantham Estate and beach.

KEY FEATURES

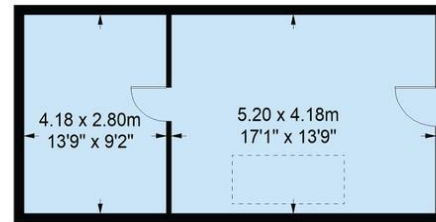
- Spacious semi-detached barn conversion
- Grade II Listed, character features, exposed beams
- Large front and rear gardens
- Separate outbuilding
- Both the barn and outbuilding are in need of modernisation
- Right to use private road and driveway to the shared parking area
- Close to the River Avon and the beach at Bantham

BEDS 3 | BATHS 2 | RECEPTS 1 | EPC - Exempt | COUNCIL TAX - E | TENURE - Freehold

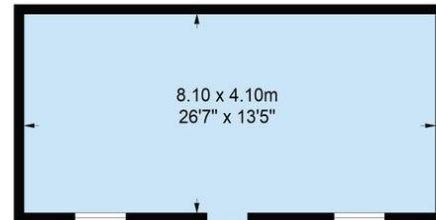
SERVICES - Mains electricity. Private Bore hole water supply. Septic tank. Electric night storage heaters. Wood burner.

Contribution made towards maintenance of the private road, septic tank, water testing and bore hold and pump.

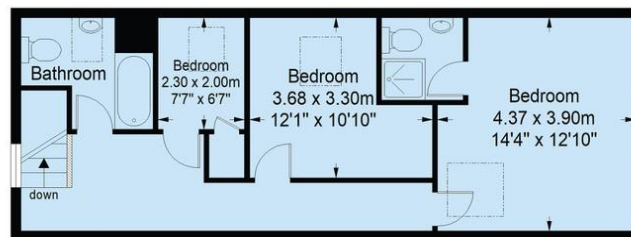
NB. This Floorplan is for illustrative purposes only. All dimensions are approximate.



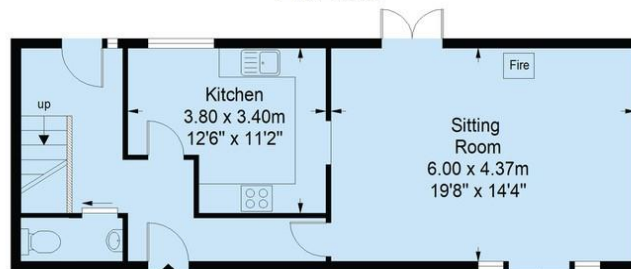
First Floor



Ground Floor



First Floor



Ground Floor

Total area 173 Sq.m
(1861 Sq.ft) Approx.



DIRECTIONS

What3words – [apricot.spruced.popular](https://www.what3words.com/apricot.spruced.popular)

From Kingsbridge take the A379 out of town passing through the village of Churchstow. At Bantham Cross roundabout turn right staying on the A379 towards Plymouth, after a couple of hundred yards turn left at the sign for Stabury (on a stone pillar), follow this lane all the way down where you will see the barn on your right-hand side.

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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