

STAGS

Higher Court Barn

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West Charleton, Kingsbridge, TQ7 2AL

Kingsbridge 1.5 miles; Salcombe 7 miles; Dartmouth 13 miles.

A beautifully presented and well maintained, four bedroom, reverse level barn conversion, situated in a well-regarded South Hams village.

- Beautifully Presented Link-Detached Barn Conversion
- Courtyard Currently Utilised as Enclosed Driveway
- Sun Terrace – perfect for BBQ's & Entertaining
- Integral Garage
- Freehold / Council Tax F
- Reverse Level Spacious Accommodation
- Large Sitting Room with Wood Burning Stove
- Attractive Good Size Kitchen/Diner
- CHAIN FREE

Guide Price £600,000

West Charleton is a popular South Hams village, conveniently situated between Kingsbridge and Dartmouth. The village is well-served by a parish church, primary school, village hall and a welcoming public house. Regular bus services run through the village, to Kingsbridge and Dartmouth. Kingsbridge provides a comprehensive range of facilities, including supermarkets, independent shops, restaurants, leisure centre and schooling. Close by are the coastal resorts of Salcombe, renowned for its sailing and beaches & Dartmouth, a historic naval town on the River Dart, offers an array of shops, galleries and eateries, together with excellent sailing and maritime facilities. The property and the surrounding South Hams countryside and coastline is designated to be within the South Devon National Landscape, which replaced the former Area of Outstanding Natural Beauty.

This wonderful family home lends itself to both a full-time residence or a holiday home, offering light spacious and versatile accommodation throughout. The ground floor entrance hall leads to four double bedrooms – two with en-suite facilities and an attractive four piece family bathroom. There is also an integral door to the garage which benefits from light and power. Stairs rise to a spacious landing giving access to a cloak room, study/5th bedroom, an attractive shaker style fitted kitchen with quality integral appliances and dining area. The sitting room is of a good size with a feature woodburning stove and doors to balcony with ample space for entertaining, relaxing and dining alfresco. The large, gated driveway currently provides ample parking for multiple vehicles but offers the scope to create an additional garden space.

Mains Electric, Drainage & Water (water is metered). Oil Fired Centra Heating. Based on the latest data at Ofcom mobile coverage from EE, Vodafone, Virgin & O2 are available at the property.















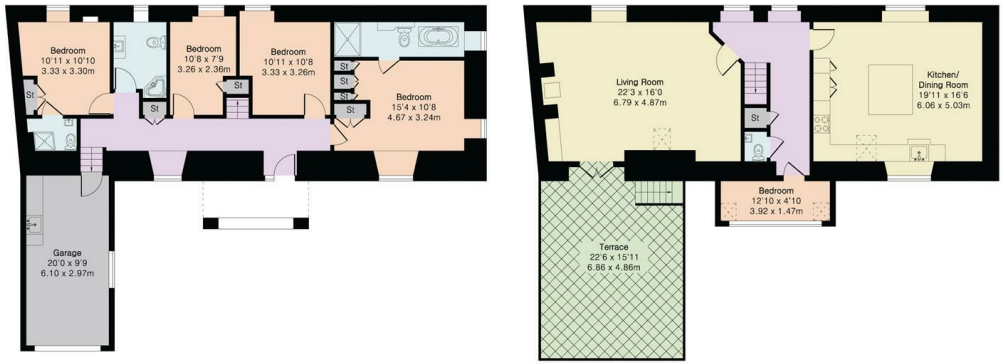


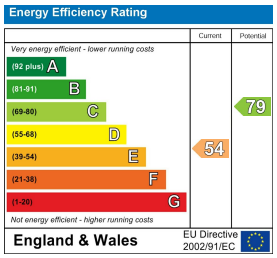


IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Approximate Gross Internal Area 1939 sq ft - 180 sq m
(Including Garage)
Ground Floor Area 1005 sq ft – 93 sq m
First Floor Area 934 sq ft – 87 sq m





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