



Chilley Barns, East Allington

Price £450,000 Freehold

A delightful and spacious three bedroom barn conversion in a quiet yet convenient location. This characterful property with many exposed beams has a large double garage with additional workshop space, a lovely, level south facing garden and gas central heating controlled by Hive. The accommodation briefly comprises a sitting room, kitchen/dining room, lobby with seating space, utility room, master bedroom with en suite shower room, a second double bedroom, the third bedroom benefiting from a small mezzanine area, and a family bathroom.

The property is situated in a small group of substantial barns a few hundred yards from the A381 approximately five miles north of Kingsbridge with easy access to Totnes and the A38, in the very centre of the beautiful South Hams, an ideal location to explore the stunning South Devon coast and popular sailing towns of Dartmouth and Salcombe. The nearby town of Kingsbridge has a wide range of shops, two supermarkets, pubs and restaurants, churches of most denominations, excellent schools and a local hospital.



From the timber front gate, a path leads through the pretty garden to a glazed front door and the

Lobby

With tiled floor and window to one side, the lobby has a door to the utility room and further door with two steps up to the kitchen/dining room. It also provides a sunny seating area with views over the attractive south facing garden.

Kitchen

The light and airy kitchen also has a tiled floor and two windows facing the garden. It is fitted with a matching range of cream wall and floor units with display cupboards, a one and a half bowl stainless steel sink unit, five burner gas hob with a retractable downdraft vent system, double eye level electric oven, integrated fridge and dishwasher. A staircase with under stairs cupboard ascends to the first floor and two openings lead to the

Sitting Room

A generously proportioned space with glazed door and window facing a large communal courtyard which is mainly laid to lawn, solid American ash floorboards, a slate hearth with gas fired stove and a slate shelf to the full length of one wall.

Utility Room/WC

Accessed from the lobby, the utility room with tiled floor has fitted wall and floor units with space below for washing machine and freezer, a wall mounted Potterton gas boiler for central heating and domestic hot water, a WC and an extractor fan.

First Floor Landing

An L shaped landing with airing cupboard housing an insulated hot water tank, a Velux window and doors to other rooms. In common with the bedrooms, the landing has high ceilings and exposed roof beams.

Master Bedroom

A spacious double bedroom with window overlooking the garden and countryside beyond. A door with two steps down leads to the

En Suite Shower Room

With Velux window and a small window to the front, the shower room is fitted with a large curved corner shower, wash hand basin mounted atop a cabinet with mirrored cabinets and shaver light above, WC and storage under the eaves.

Bedroom Two

With door from the landing, another double bedroom with window looking out over the courtyard lawn.



Bedroom Three

Currently used as a study, Bedroom Three has a door from the landing and connecting door to Bedroom Two. It has a Velux window and timber companionway to a small mezzanine floor, currently housing a children`s/guest bed. There is also access to a roof space with cold water tank.

Family Bathroom

Two steps down from the landing, the bathroom has a Velux window, a panelled bath with shower over and glass shower screen, a contemporary wall mounted wash hand basin with mixer tap and a WC.

Outside

The property is at one end of a horseshoe shaped development of five converted barns with a well maintained communal lawn in the central courtyard. On the outer side is the delightful and sunny private garden sloping gently from the house to a small stream forming the southern boundary. It is mainly laid to lawn with a variety of ornamental and fruit trees, palms, shrubs, established perennial plants, a herb parterre and vegetable plot. Beside the house is a large terrace with a covered pergola providing al fresco dining space even on a damp day. A small bridge leads over a pretty culvert to the greenhouse which adjoins the garage. The greenhouse with electric supply currently has a seating area to one end.

Garage

The substantial stone and slate garage has two sets of double doors and in addition to its generous space for two vehicles has a workshop area with light and power, a boarded loft for additional storage, and a pedestrian door to the garden.

Services

Mains gas and electricity. Private water and drainage.

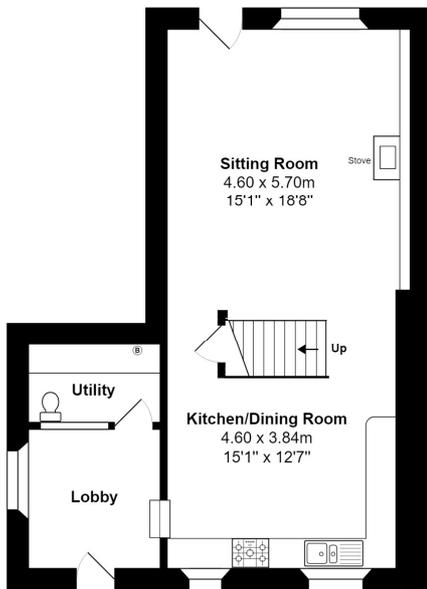
Agent`s Note

The barns have their own management company with responsibility for a private water supply, drainage and maintenance of driveways and the communal courtyard. The charge for these services is currently £60 per month.

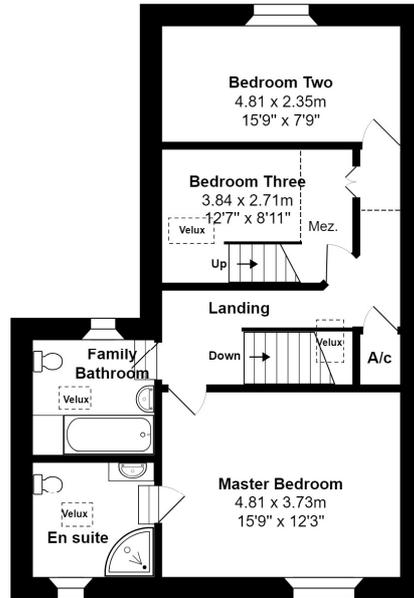
Energy Rating

EPC awaited

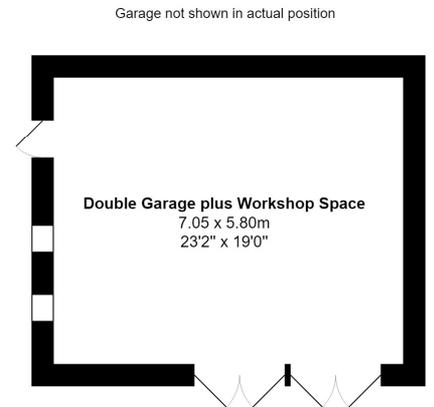




Ground Floor



First Floor



Area of house 130.81 m2
Area of garage 40.89m2

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.