



STAGS

Owl Barn,
Chillington

Owl Barn, Chillington

Coleridge Barns, Chillington, Kingsbridge, TQ7 2HR

Kingsbridge 5 miles, Salcombe 12 miles, Dartmouth 10 miles

- Immediate vacant possession
- Open-plan living room
- Well-fitted kitchen
- En-suite master bedroom
- Two further family bedrooms
- Large private gardens
- Garage
- Extensive communal grounds

Guide price £285,000

SITUATION AND DESCRIPTION:

Coleridge Barns is a small and select development of quality barn conversions originally built in the late 1800s and converted to dwellings nearly 20 years ago.

The village of Chillington is a mile or so away and has a post-office/general store, doctors surgery, privately-owned gym and bakery whilst the pub - The Bear and Blacksmith - has recently been refurbished and serves quality food. The village hall is only a couple of years old and hosts several different activities during the week.

Within a 30 minutes' walk is the village of Stokenham where you will find the Tradesman's Arms and the Church House Inn, both of which serve good food. Stokenham also has a primary school which has a very good reputation. There is a larger primary school in Kingsbridge along with Kingsbridge Community College.

A regular bus service runs through the village along the A379, going east to Dartmouth and west to Kingsbridge and then on to Plymouth.

With its delightful and easily managed private space and well-maintained communal gardens beyond, the property would be ideal as a permanent home or lock up and leave holiday home.

It is available with IMMEDIATE VACANT POSSESSION and the accommodation comprises:

GROUND FLOOR

The property is accessed via a glazed door with glazed side panels which leads to the ENTRANCE HALL with staircase to first floor and under stairs cupboard. Tiled floor. Timber double opening doors lead to the OPEN PLAN LIVING/DINING ROOM, a triple aspect room overlooking the gardens and French-style doors to outside. Open plan into the KITCHEN which is well-fitted with a range of modern units with inset sink, roll edge



A converted barn of much character in a most tranquil South Hams location.





work surface and tiled splashbacks. Floor-standing gas (Calor) boiler providing the hot water and central heating.

FIRST FLOOR

The LANDING has a high-level glazed window to the front aspect. Solid timber doors lead to the TWO BEDROOMS which are both carpeted and enjoy a pleasant rural outlook. The FAMILY BATHROOM has a three-piece suite in white.

SECOND FLOOR

GALLERIED LANDING has exposed roof timbers and timber door to the MASTER BEDROOM a light and airing room with two Velux windows and additional window to the side. Vaulted ceiling. The EN-SUITE BATHROOM has a three-piece suite in white.

AGENTS NOTE

Please be aware that any purchaser requiring mortgage finance will need to provide an up to date Agreement in Principle as confirmation of their ability to proceed. Due to the ownership criteria, we are advised that there are a restricted number of lenders who will lend on this basis. The following are the Lenders that we have been informed will offer mortgages under this criteria and their AIP will need to be from this list: 1. Nationwide 2. Barclays/Woolwich 3. HSBC 4. Santander.

OUTSIDE

South-west facing garden which is predominantly gravelled for ease-of maintenance and landscaped with several shrubs and small trees. A pathway leads to the GARAGE 19' 9" x 9' 10" with double opening doors. Additional parking to the front of the garage. The communal gardens extend to nearly two acres. These are professionally maintained and mostly laid to lawn for the enjoyment of the residents, with a selection of picnic tables and seating areas as well as a play area for the children. There is also a communal games room to be found at the rear of the garages and a communal store room.

SERVICES

Metered mains water and electricity. Septic tank drainage. Calor gas central heating. The grounds are maintained on a communal basis and forms part of the management fee, currently £92 pcm.

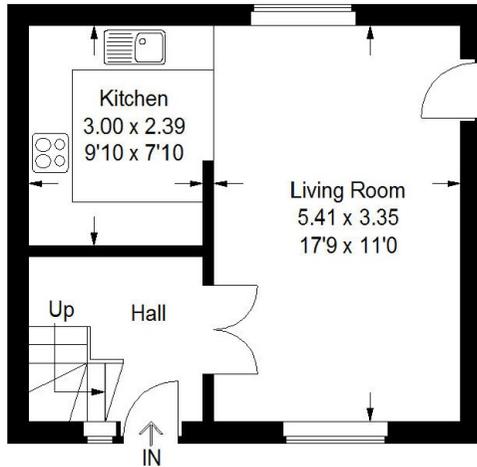
VIEWING

At the requests of the vendors, by appointment please through Stags (Kingsbridge office). Tel 01548 853131.

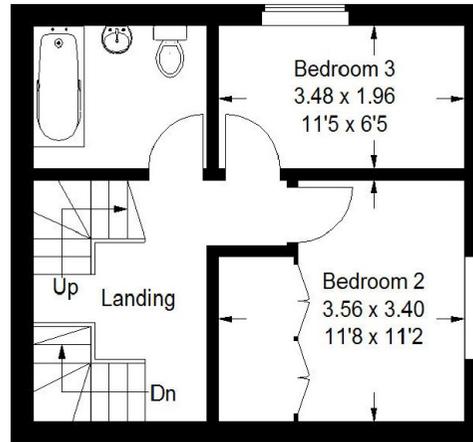
DIRECTIONS

From Kingsbridge take the A379 coast road towards Dartmouth. After about 5 miles, turn left at the roundabout at Carehouse Cross (Stokenham) and proceed up the hill, passing the village primary school on the left. Go straight ahead (ie instead of bearing right into Kiln Lane) and follow this country lane for about half a mile. The entrance to Coleridge Barns will be found on the left-hand side (the second of two parallel drives). Go over the cattle grid and turn right and then right into the gravelled visitor parking. Pass the first block of garages (on the left) and the property will be found in the second courtyard and on the right hand side.

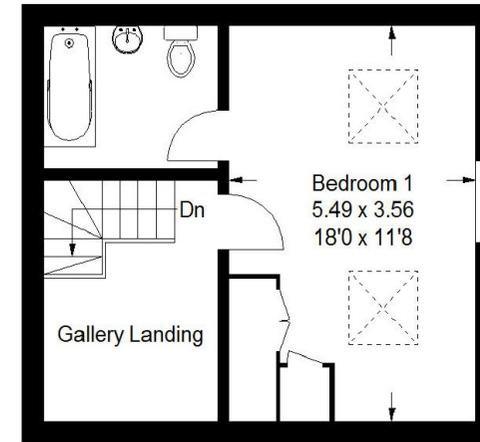
Approximate Gross Internal Area = 96.7 sq m / 1041 sq ft



Ground Floor



First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2018 (ID 399975)

These particulars are a guide only and should not be relied upon for any purpose.



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