



Little Compton Compton



Newton Abbot 5 miles Totnes 5.6 miles
Exeter 21 miles

An exceptional barn conversion located in the heart of Compton.

- Character property
- Walled garden
- Garage
- Separate utility
- Outdoor heated pool
- Kitchen/breakfast room
- Spacious sitting room

Guide Price £400,000

SITUATION

Little Compton is superbly positioned in Compton which is adjacent to Marldon, a semi-rural village with a highly regarded public house, ancient church and useful village stores and the well regarded Marldon Primary School. Little Compton is situated within easy access to Newton Abbot and Totnes with their mainline railway stations. Torquay has a large hospital and highly regarded Grammar Schools. The Independent private Stover School is also accessible as is Dartmoor and the South Devon coastline.

DESCRIPTION

Little Compton is an exceptionally well located barn conversion, located in the centre of the village with private outdoor space. The property offers three spacious bedrooms, one of which is ensuite, together with family bathroom with the potential of a fourth bedroom/study on the lower ground floor. A modern kitchen/breakfast room is the perfect entertaining space with separate utility leading off and also an exceptionally large sitting room which can double up as a sitting/dining room.

ACCOMMODATION

Entrance hall with two cupboards with hanging and boot space. Down steps to kitchen/breakfast room with range of wall and base units, Leisure range cooker and integrated dishwasher and space for a fridge/freezer. Separate utility with space and plumbing for washing machine and tumble dryer and large fridge/freezer. Bedroom 3 with ensuite shower room with shower cubicle/steam room. Lower ground floor to study - the perfect place to create a separate sitting room/home office or a fourth bedroom. Glorious sitting room which is large enough to be a sitting/dining room and has an exceptional stone fireplace with multi fuel stove. French doors leading off to the garden. Family bathroom with bath, WC

and wash hand basin. The master bedroom and bedroom 2 both have French doors to the central courtyard garden.

OUTSIDE

The garden is split into three defined areas, one of which leads off from bedrooms 1 and 2 and the sitting room. This is a smartly walled courtyard area in an Italianate style, with a table and chairs, ideal for entertaining and alfresco dining. A stone archway leads to the outside pool area and the pool room at the end housing the pool heater. A door from the courtyard garden area leads to some hardstanding steps and door to rear of the garage. Further steps lead to a raised area above the pool which is laid to hardstanding, a super area capturing the afternoon and evening sun.

SERVICES

Oil central heating, mains electricity and drainage.

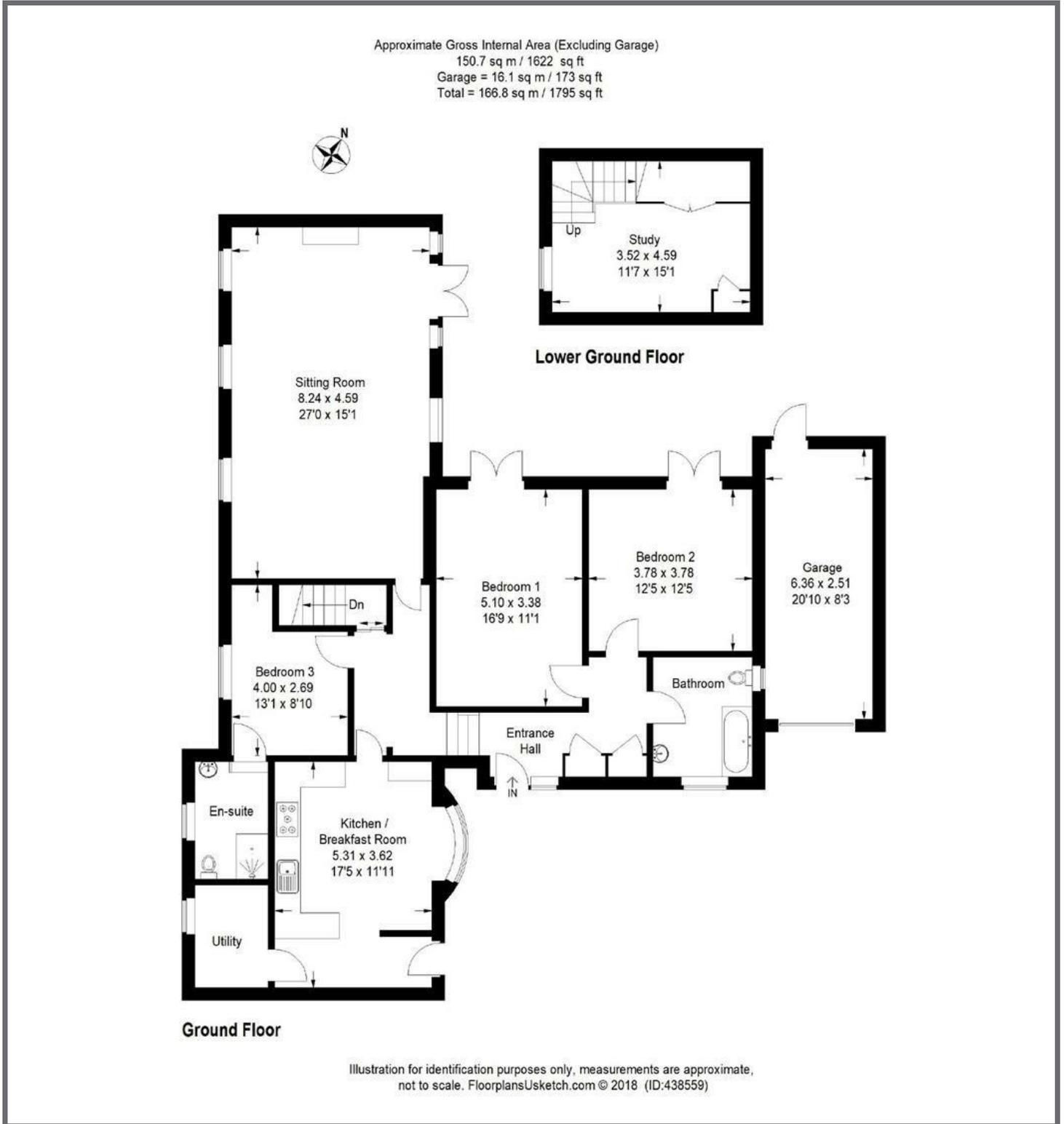
VIEWING

Strictly by prior appointment with Stags on 01803 865454.

DIRECTIONS

Leave Totnes on the A305/Paignton Road and at True Street turn left signed to Berry Pomeroy and Marldon. Continue through Berry Pomeroy into Marldon. Drive through the first roundabout and on reaching the second roundabout, turn left signed for Compton. Once in Compton, go over the speed bumps and shortly before the boat, turn right at 'Nivana'. Little Compton will be seen further down on your left.

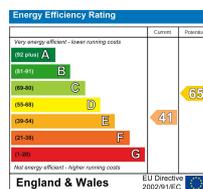




These particulars are a guide only and should not be relied upon for any purpose.

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