



## The Shippen Lower Poole Farm, East Allington, Totnes, TQ9 7PZ

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A unique and beautifully presented 5 double bedroom barn conversion, with far reaching rural views, landscaped gardens and a separate double garage. EPC Band: B. Deposit: £4,038.00. tenant fees apply.

Totnes: 9.7 Miles | Kingsbridge: 4.4 Miles | Plymouth: 26 Miles

• Newly Converted Barn Conversion • Rural Yet Convenient Location • Underfloor Heating Throughout • Double Garage • Idyllic Rural Views • Council Tax: Not Yet Banded • Deposit: £4,038.00 • Tenant Fees Apply

### £3,500 Per Calendar Month

01803 866130 | [rentals.southdevon@stags.co.uk](mailto:rentals.southdevon@stags.co.uk)

## SITUATION

The Shippen is conveniently located just outside of East Allington, which is a popular village with an Inn and a highly-respected primary school. Kingsbridge - known locally as "The Capital of the South Hams" - lies at the head of the Salcombe estuary 4 miles or so to the south. The town has an excellent range of shops and local facilities which include a health centre, a cottage hospital, a highly-rated (OFSTED) secondary school and a sports centre. Salcombe, Devon's southernmost town, is some 8 miles distant with its beautiful harbour and unspoilt estuary, renowned as a mecca for yachting and water sports. The lively, medieval market town of Totnes with its mainline railway station is approximately 9 miles distant whilst the A38 "Devon Expressway" is within easy reach.

## ACCOMMODATION

Approached via a sweeping driveway, the property offers ample off-road parking alongside a detached double garage with electrically operated doors.

The heart of the home is a magnificent open-plan living area, where soaring vaulted ceilings and expansive glazing create a sense of light and space. A contemporary staircase rises to a mezzanine retreat, perfectly positioned to enjoy the elevated idyllic views across the surrounding landscape. Complementing the principal reception room is a separate lounge, offering an intimate setting and enjoying direct access to the gardens through large sliding doors. The fabulous kitchen and dining space is fitted with high-quality integrated appliances, sleek Corian worktops and a substantial central island with breakfast seating. The dining area enjoys panoramic rural vistas, while sliding doors on either side open onto the gardens and provide access to a south-west facing terrace which is ideal for al fresco dining. A separate utility room is also conveniently positioned nearby.

The principal bedroom suite provides a luxurious private sanctuary, featuring a bespoke dressing area which leads through to a contemporary en-suite bathroom complete with a freestanding bath, a walk-in shower and twin vanity units. French doors open directly onto the garden, which create a seamless connection with the outdoors. A second, generous bedroom also benefits from its own dressing room and stylish en-suite facilities, while a Juliet balcony floods the room with natural light and provides countryside views.

Further accommodation is arranged on the lower level, where three spacious bedrooms provide flexible living. Two bedrooms benefit from contemporary en-suite shower rooms, whilst the remaining bedroom is served by a beautifully finished family bathroom.

## OUTSIDE

Outside, the grounds extend across generous lawned areas, providing a wealth of opportunity for relaxation, recreation and outdoor entertaining. The gardens perfectly complement the tranquil rural setting which creates a wonderful backdrop to this unique home.

## SERVICES

Electric, water - Mains connected. Heating - Air source heat

pump. Private drainage via a treatment plant.

Ofcom predicted broadband services - Ultrafast: Download 1800 Mbps, Upload 220 Mbps.

Ofcom predicted limited mobile coverage for voice and data: EE, Three, O2 and Vodafone.

Council Tax Band: TBC

## AGENT NOTE

The landlord will empty the treatment plant yearly and then invoice the tenant for the proportional cost.

## LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234. E-mail: customer.services@southhams.gov.

## DIRECTIONS

What3Words: dock.minus.weeds

## LETTING

The property is available to let on an assured periodic tenancy and is available immediately. RENT: £3,500.00 pcm exclusive of all charges. DEPOSIT: £4,038.00 returnable at end of tenancy subject to any deductions (all deposits for a property let through Stags are held on their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service). References required, viewings strictly through the agents.

Pets may be considered at this property subject to a vetting application.

## HOLDING DEPOSIT AND TENANT FEES

This is to reserve a property and set off against the first month's rent and deposit.

The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). For full details of all permitted Tenant Fees payable when renting a property through Stags please refer to the Scale of Tenant Fees available on Stags website, office or on request.

## TENANT PROTECTION

Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA Propertymark, RICS and Tenancy Deposit Scheme.

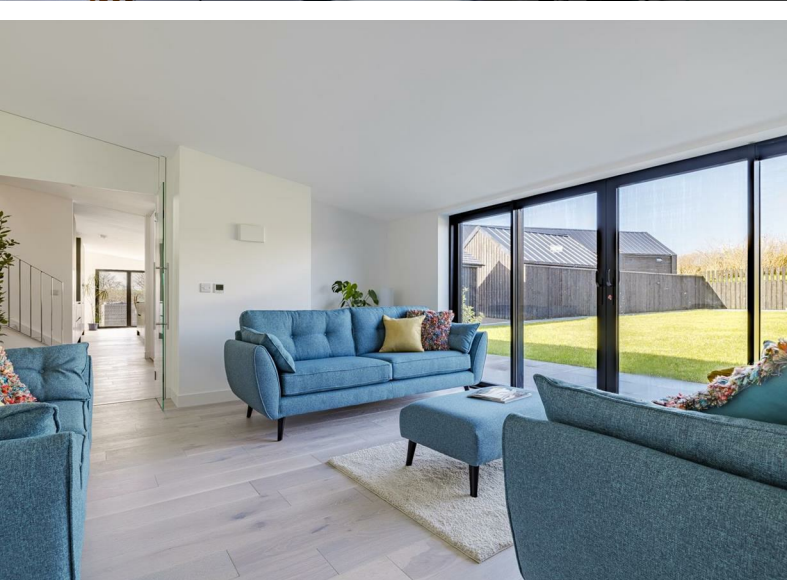
## RENTERS' RIGHTS ACT

The first phase of the Renters Rights Act was implemented on the 1st May 2026.

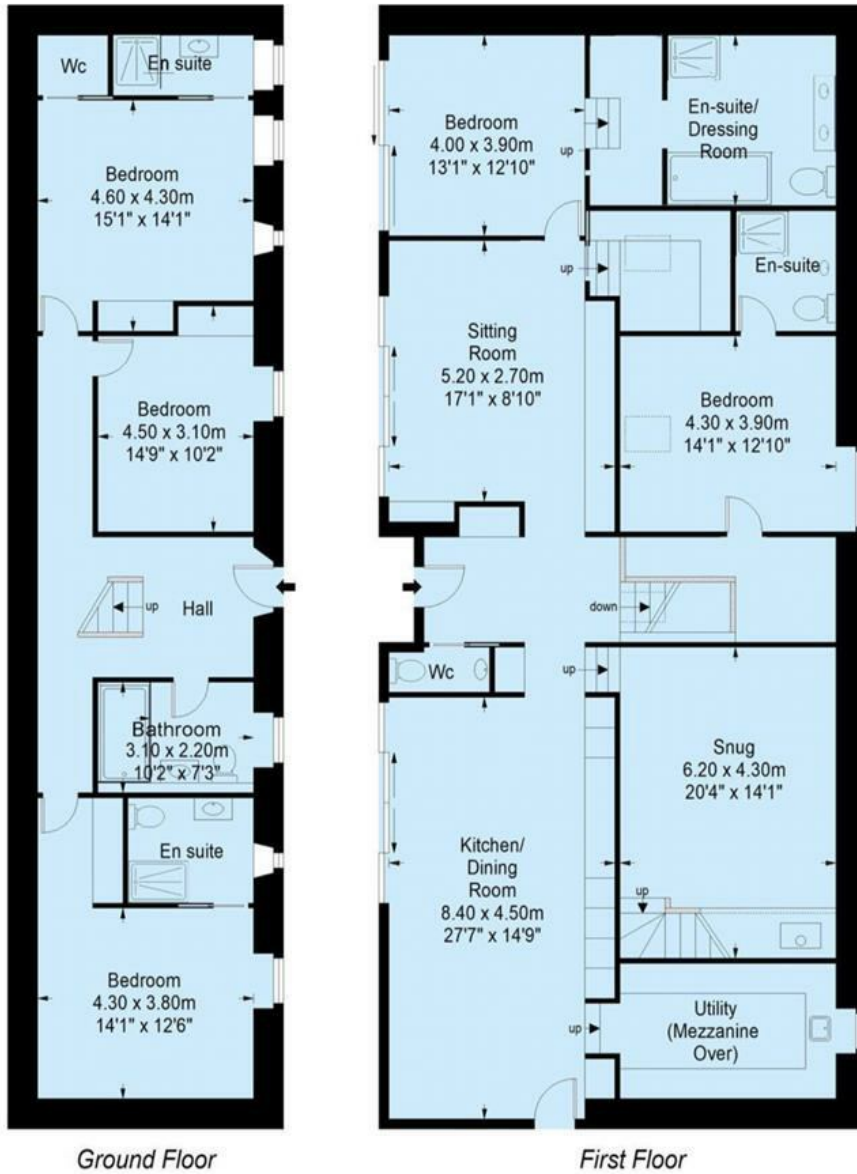
The legislation introduced many reforms affecting how tenancies are conducted.

This includes the introduction of the month to month Assured Periodic Tenancy ending the fixed term agreement and the abolition of section 21 notices now utilising the amended Section 8 notice provisions plus other reforms.

For further information and guidance please contact our offices or visit our Renters Rights Hub at [Stags.co.uk](https://www.stags.co.uk).



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



Total area 282.42 Sq (3040 Sq.ft) Approx

**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. Tenants 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.



The Granary, Coronation Road, Totnes, Devon, TQ9 5GN  
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@StagsProperty



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
(81-91) <b>B</b>		85	90
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	