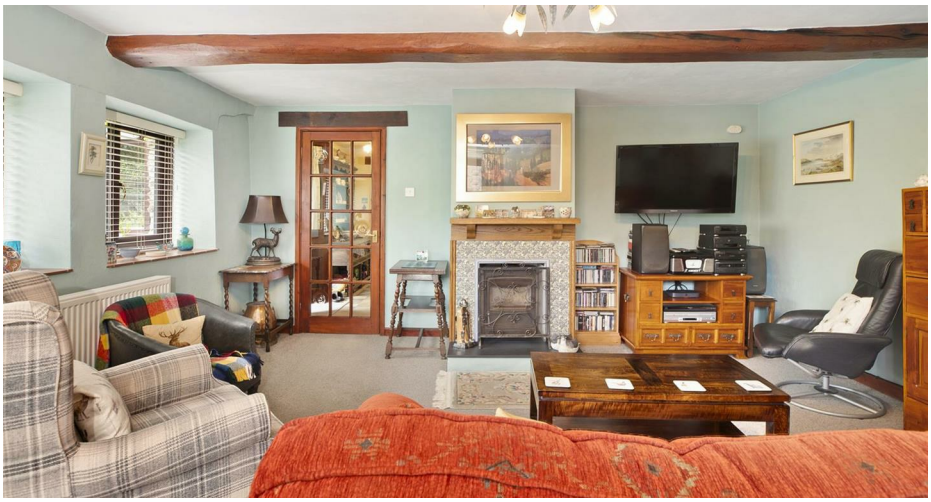
The Old Stables

The Old Stables, Bugford, Dartmouth, TQ6 0LT



Totnes: 9.3 miles, Torquay: 18.5 miles, Exeter: 39.9 miles

A well-presented four-bedroom stone barn conversion with a private courtyard garden, front gardens, parking and detached garage/workshop, set within a converted farmstead in the hamlet of Bugford, just a short drive from Dartmouth.

- Master bedroom with en suite
- Three further bedrooms
- Kitchen/breakfast room
- Dining hall
- Good-sized sitting room
- Lawned and courtyard gardens
- Detached garage/workshop
- Parking and visitor parking
- Freehold
- Council tax band: F

Guide Price £595,000

SITUATION

The rural hamlet of Bugford is a well-positioned and tranquil location, nestled just outside Dartmouth. Dartmouth is just a five-minute drive away, while the train station in the old market town of Totnes is approximately 25 minutes away. Dartmouth is one of South Devon's most admired waterside towns, set where the River Dart meets the sea. Known for its maritime heritage, historic streets and beautiful riverside setting, the town offers an excellent range of shops, galleries, cafés, pubs and restaurants, together with everyday amenities including supermarkets, leisure facilities, a cinema, library and medical centre. The surrounding South Hams countryside and coastline provide superb opportunities for walking, sailing and enjoying the wider area. Totnes, approximately 12 miles away, has a mainline railway station with services to London Paddington, while the A38 provides access towards Exeter and Plymouth.

DESCRIPTION

The Old Stables is set in a quiet location within a converted farmstead. Stone-built and full of character, it features exposed beams and an inset wood burner. The property offers a well-presented kitchen/breakfast room and a good-sized sitting room with terrace doors opening onto a private walled terrace. The first-floor accommodation comprises four bedrooms, including a principal bedroom with en suite. Outside, there is a detached garage with workshop space, parking, and mature front gardens framing the house.

ACCOMMODATION

An entrance porch provides plenty of hanging space for coats and additional storage before opening into the inner dining hall, ideal for those who enjoy entertaining. The room benefits from good ceiling heights, exposed beams and ample space for a dining table and display dressers. There is also a ground floor WC.

The kitchen/breakfast room enjoys a dual aspect with views over the front garden. It features exposed beams and inset spotlights, together with a range of under-counter units, floor-to-ceiling storage units, space for an large fridge/freezer, dishwasher, washing machine and range cooker. There is also plenty of room for a breakfast table.

The sitting room features a focal chimney breast with an inset wood burner and ornate tiled surround. It enjoys views over the front gardens, while double doors open onto a paved, walled terrace, creating a real sun trap.

Stairs rise from the dining hall to the first floor, which enjoys plenty of natural light from a side window, together with painted stonework and exposed beams. The principal bedroom benefits from built-in wardrobes, a dual aspect and views over the front gardens. The smartly presented en suite comprises a shower, wash hand basin, WC and heated towel rail.

The main bathroom is fitted with a bath, wash hand basin and WC, complemented by an attractive tiled scheme and side aspect window. Three further good-sized bedrooms provide excellent family accommodation and potential for a home office.

GARDENS AND OUTSIDE

The property is approached over a shared driveway leading to its own parking area for two vehicles in front of the garage, together with visitor parking. A pathway leads through the well-stocked front gardens, with lawns and mature planting, to the main entrance.

To the rear, a walled and enclosed terrace provides a wonderful sun trap and an excellent space for outdoor entertaining.

The detached garage is of a good size and benefits from an up-and-over door together with a separate pedestrian door, providing ample space for a workshop and storage.

AGENTS NOTE

A covenant restricts the occupant from running a business from the property.

SERVICES

Mains water and electricity. Oil-fired central heating. Private drainage shared with one other dwelling. Full fibre has been brought closer to the property along the lane by Airband.

DIRECTIONS

From Dartmouth, take the A3122 towards Totnes, passing Norton Park on your right. Continue for approximately 0.7 miles, then turn left at Bugford Lane End, signposted Bugford and Ash. Continue down the hill and into Bugford. At Bugford Cross, turn left, signposted Ash and Bowden. After a short distance, the driveway will be found on your right.

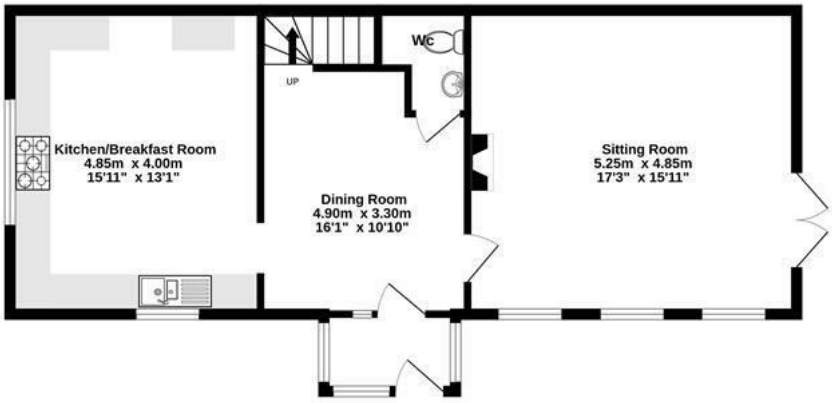
From Totnes Cross, take the A3122 sign Dartmouth, continue on this road for 3.8 miles passing the Woodland leisure park on your right and Dartmouth Golf on your left then Gardentime garden centre on your right then take the next right signed Bugford and Ash. Continue to the end of the road, at The "T" junction turn right and the next left sign Ash the property then can be found on you right.

What3words

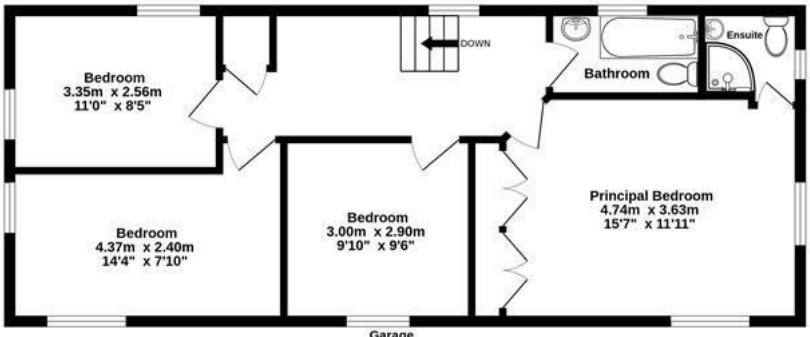
Driveway entrance: https://w3w.co/bookings.downhill.modul

Barn location: https://w3w.co/herbs.radiates.tickles

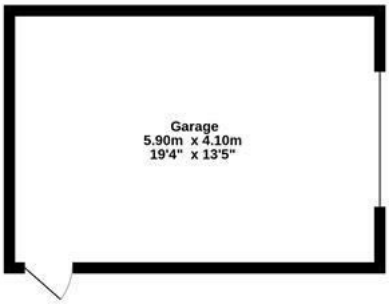
Ground Floor
63.1 sq.m. (679 sq.ft.) approx.



1st Floor
62.5 sq.m. (673 sq.ft.) approx.



Garage
24.2 sq.m. (261 sq.ft.) approx.



TOTAL FLOOR AREA : 149.8 sq.m. (1613 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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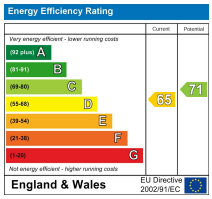
STAGS



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