



Luscombe Maye
Estate Agents



Stidston Lane

South Brent,
TQ10 9JT

Price £299,950

A newly completed barn conversion in a very convenient location. Superb 44ft open plan first floor living space with oak flooring and vaulted ceiling and luxury kitchen area. Three double bedrooms, ensuite shower room and family bathroom. Courtyard with open fronted carport/store, parking.

- Newly Completed Barn Conversion
- Superb 44 ft Living Area
- Well Fitted Kitchen
- Oak Flooring
- Vaulted Ceiling



Full Description

DIRECTIONS

From Luscombe Maye's office in the centre of South Brent turn left and proceed up Totnes Road past the village school to the roundabout. Turn left towards Exeter and continue for about 1 mile then turn right into Stidston Road, The entrance to Stidston Farm will be found on the left just before passing under the road bridge.

Alternatively if coming from either Exeter or Plymouth leave the A38 at the Marley Head interchange and follow signs to South Brent. Stidston Lane will be the first turning on the left.

SITUATION

On the outskirts of the popular village of South Brent and very conveniently situated for access to the A38 Devon Expressway, this property is ideally situated for anyone whose work involves travelling around the county. Both Exeter and Plymouth can be reached in about 30 minutes, the South Coast and Dartmoor are both within easy reach for recreation.

The moorland village of South Brent stands under the southern foothills of Dartmoor National Park, and on the northern edge of the lovely South Hams fifteen miles from the centre of Plymouth.

The village is one with a strong community with churches, a primary school, shops, and a post office. There are well-regarded community colleges at Totnes and Ivybridge, each with a wide range of facilities for the wider community. The ancient market town of Totnes is within about eight miles and some of the finest beaches on the south coast are within easy reach.

DESCRIPTION

A semi-detached stone built barn built across a courtyard from Stidston Farm a Grade II Listed historic farmhouse. The property has been tastefully and imaginatively converted to provide a really comfortable three bedroom family home. The accommodation is reverse level with three double bedrooms,

an ensuite shower room and family bathroom are on the ground floor with a wooden staircase leading to the first floor where there is a magnificent open plan living area. This room really does have a 'WOW' factor. It is nearly 44 feet long, well lit with windows and roof lights, has a magnificent vaulted ceiling with superb exposed roof trusses and a luxury fitted kitchen to one end. It divides naturally into three sections with the kitchen and dining area on a slightly higher level than the sunken sitting room which has a log burning stove.

The kitchen and bathroom fittings are of a good quality contemporary design and the house benefits from double glazing and oil fired central heating. Original beams have been sandblasted and left exposed to add to the character. Stidston Farm is a Grade II Listed building and, being within its curtilage, this property is governed by the conditions of the Listing.

ACCOMMODATION

The accommodation is as follows:- (Please note that all dimensions are approximate. Metric measurements are conversions from imperial figures which have been rounded to the nearest three inches).

ENTRANCE HALL

Fully glazed door with matching side screen opens to light and airy hall with slate flagstone floor, exposed beams, radiator, cupboards under stairs.

OPEN PLAN LIVING AREA

43' 9" x 20' (13.34m x 6.1m) Vaulted ceiling with exposed roof trusses, oak flooring, wall mounted uplighters and spot lights, radiators.

KITCHEN AREA

11' 9" x 20' (3.58m x 6.1m) beautifully fitted with an attractive run of contemporary soft closing cupboards and drawers under a wood effect laminated surface. Integrated appliances including fridge, freezer, electric double oven and hob with hood over. Island unit with further storage space, inset rectangular 1½ bowl stainless steel sink, integrated dishwasher, work surface and breakfast bar. Opening roof light.

DINING AREA

14' x 20' (4.27m x 6.1m) including stairwell, window to side, roof light, steps down to

SITTING AREA

17' x 20' (5.18m x 6.1m) Log burner, feature picture recess with display lighting, window to gable end.

GROUND FLOOR

MASTER BEDROOM

18' x 12' 3" (5.49m x 3.73m) exposed beam, radiator, window to courtyard with wooden window seat, recessed down-lighters and wall mounted uplighters.

EN SUITE SHOWER ROOM

7' 9" x 5' 3" (2.36m x 1.6m) large cubicle with tiled walls and sliding glazed doors, cloudburst and hand held shower heads, wash hand basin WC with concealed cistern, radiator.

BEDROOM TWO

13' 9" x 8' 9" (4.19m x 2.67m) Window to courtyard, exposed beam, recessed down lighters

BEDROOM THREE

12' 6" x 10' 3" (3.81m x 3.12m) Radiator windows to side and end wall.

FAMILY BATHROOM

Panelled bath, separate corner shower cubicle, wash hand basin, WC all in a white contemporary design. Window to courtyard.

OUTSIDE

Courtyard providing parking space and potential to create a sunny seating area.

BOILER ROOM

10' x 5' (3.05m x 1.52m) oil fired boiler

CARPORIT/STORE

14' 3" x 11' (4.34m x 3.35m) plus recess for oil tank. A very useful open fronted stone built structure.

SERVICES

Mains electricity is connected to the property. Private drainage shared by three other properties. Private borehole water supply shared with one other property.

COUNCIL TAX

The property is in Council Tax Band D and the amount payable for the year 2016/17 is £1665.06

LOCAL AUTHORITY

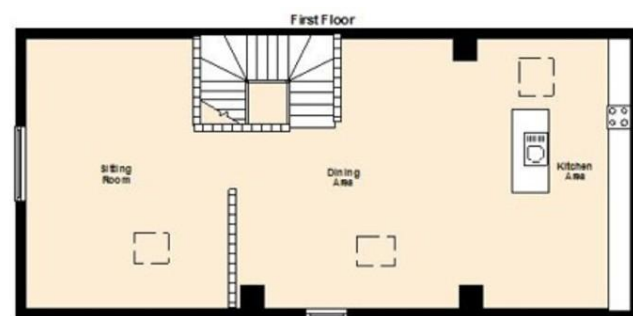
The administrative local authority is South Hams District Council, Follaton House, Plymouth Road, Totnes TQ9 5NE Tel 01803 861234. The planning authority is The Dartmoor National Park Authority, Parke, Bovey Tracey, Devon TQ13 9JQ. Tel 01626 832093

VIEWING

Strictly by appointment through Luscombe Maye South Brent Office. Opening hours Monday - Friday 9.00am - 5.30pm, Saturday 9.00am - 1pm. Bespoke appointments outside normal working hours can be arranged with adequate notice

FIXTURES & FITTINGS

Only those mentioned in these sales particulars are included in the sale. All others such as curtains, light fittings, garden ornaments etc, are specifically excluded but may be available by negotiation. Items being left such as ovens, hobs, shower systems, central heating etc, have not been and will not be tested by the agents or vendors.



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to check the measurements

