

Cornmill Barn, South Allington, Kingsbridge, TQ7 2NB

Luscombe Maye   
Estate Agents







## Cornmill Barn South Allington, TQ7 2NB

Cornmill Barn is the exciting opportunity to acquire a range of stone barns including a converted barn and two further barns ready for conversion with residential planning permission. Cornmill Barn is located in delightful rural village of South Allington situated within a short distance of the popular towns of Kingsbridge and Dartmouth and offers an ease of access to the glorious South Hams coastline and nearby beach of Lannacombe.

The main converted barn is a spacious property enjoying a range of character features and abundance of natural light. The accommodation comprises open plan kitchen/dining room with vaulted ceilings, a large sitting room enjoying a large log burner, exposed stone and French doors leading to the private terrace overlooking the surrounding countryside. Also located on this floor are two spacious double bedrooms, all naturally light and bright, and a spacious family bathroom. The lower ground floor of the barn enjoys a large double bedroom and bathroom with private access from the rear making it ideal for multi-generational living.

Attached to Cornmill Barn are two further, part converted barns all enjoying the original character features and large openings to create naturally light and a bright family homes, second homes or potential holiday lets. The barns have the planning to create a five bedroom and a three-bedroom property with potential for private garden and parking.

The property currently enjoys a generous plot with a range of lawned gardens, vegetable patch and a large private terrace accessed from the main barn living room. There is a large carport with ample parking for three cars as well as a workshop, further storage and ample driving parking for further vehicles.

**A fantastic opportunity to acquire a range of stone barns with planning permission for two further conversions located in the heart of the South Hams countryside.**

- Range of Stone Barns
- Generous Gardens
- Large Carport
- Countryside Views
- Potential for Two Conversions
- Short Walk to the Coast
- Converted Three Bed Barn
- Character Features
- Idyllic Location
- Driveway Parking
- Exciting Opportunity

62 Fore Street, Kingsbridge, Devon, TQ7 1PP  
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[www.luscombemaye.com](http://www.luscombemaye.com)

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Approximate Gross Internal Floor Area = 560.85 sq m / 6037 sq ft  
 Outbuilding Area = 58.06 sq m / 625 sq ft  
 Total Area = 618.91 sq m / 6662 sq ft

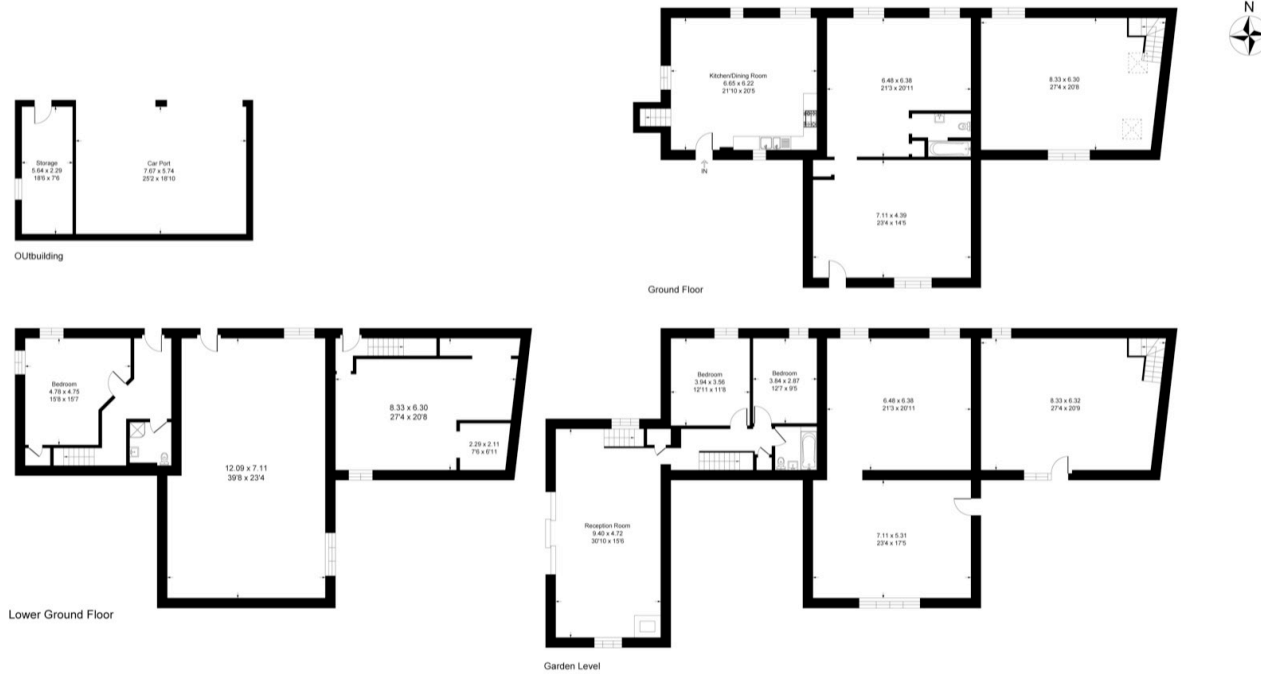


Illustration for identification purposes only, measurements are approximate, not to scale.



**SERVICES**

Mains electricity and water. Oil fired central heating. Private drainage.

**COUNCIL TAX**

The property is in Council Tax Band TBC

**TENURE**

Freehold.

**LOCAL AUTHORITY**

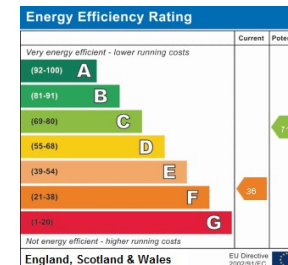
South Hams District Council, Follaton House, Plymouth Road, Totnes TQ9 5NE. Tel: 01803 861234.

**VIEWINGS**

Viewing strictly by appointment with Luscombe Maye 01548 800178.

**DIRECTIONS**

From Kingsbridge follow the A379 towards Torcross passing through the villages of West Charleton and East Charleton. When reaching Frogmore take the right hand turning across the bridge towards South Pool. Continue along this road until you reach the left hand turning signposted Ford, take this turning and follow the road turning right at Ford towards East Prawle. Go straight across at the crossroads and ignore the first turning left signposted 'South Allington' and take the next turning on the left. Go down the hill, take the next right turning and Cornmill Barn can be found on the right hand side.



Agent's 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 and other users are advised to recheck the measurements and any other details that will be relied upon.