







A beautifully presented five bedroom conversion with a large manicured garden, further two bedroom ancillary accommodation, large detached barn and a workshop.

- **Five Bedroom Barn Conversion**
- **Ancillary Accommodation**
- **Large Detached Barn**
- **Workshop**
- **Ample Parking**
- **Wonderful Family Home**
- **Short Walk to the Beach**
- **Countryside Views**
- **Generous Gardens**
- **Sweeping Driveway**

Scrumpy Lodge

Malborough, Kingsbridge, TQ7 3DD

Scrumpy Lodge is a beautifully presented five-bedroom barn conversion situated on the edge of the popular village of Malborough located within a short drive of the coastal town of Salcombe. This delightful barn conversion is set within the glorious South Hams countryside only a one mile walk from the beach and benefits from a further two bedroom ancillary accommodation, workshop and large detached barn at the top of the generous garden.

The barn conversion comprises entrance hall with storage for shoes and coats, downstairs cloakroom, large farmhouse style kitchen with utility room and dining area. The open plan living space continues through to a generous living room with dual aspect windows and electric fire. The first floor offers three spacious double bedrooms, the master bedroom enjoys an ensuite shower room and built in storage, there is also a family shower room. On the second floor are two further double bedrooms with Velux windows, both bedrooms benefit from eaves storage and there is further shower room finished to a high standard.

Scrumpy Lodge benefits from a two-bedroom ancillary annex which cannot be holiday let, this spacious modern space has been finished to a high standard and comprises open plan living area with kitchenette and log burner, two double bedrooms and a modern shower room. There is a further workshop and the outstanding 'party' barn which is a great space with power and light, a large log burner, toilets and bar. The barn has been used for personal use only and can be restored into a great storage space or parking due to its 3 garage doors.

To the front of the barn is an enclosed courtyard garden, accessed from the courtyard is the vegetable garden and the large, mainly laid to lawn garden bordered by mature hedges and Devon banks.

Scrumpy Lodge has ample parking for 5 or more cars, there is vehicular access to the large barn at the top of the garden and to the work shop.



62 Fore Street, Kingsbridge, Devon, TQ7 1PP
Telephone 1548857474
kingsbridge@luscombemaye.com

www.luscombemaye.com

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Approximate Gross Internal Floor Area = 191.4 sq m / 1953 sq ft
 Annexe Area = 47.5 sq m / 512 sq ft
 The Barn Area = 120.8 sq m / 1301 sq ft
 Workshop Area = 48.1 sq m / 518 sq ft
 Total Area = 397.9 sq m / 4284 sq ft

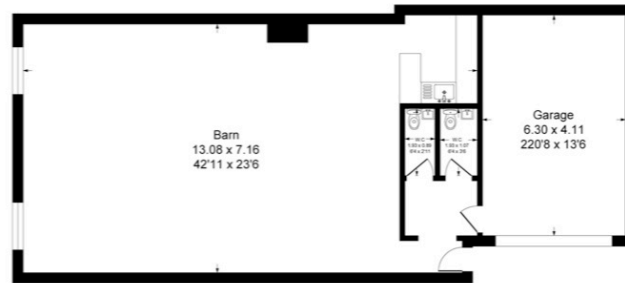
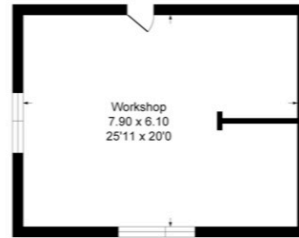
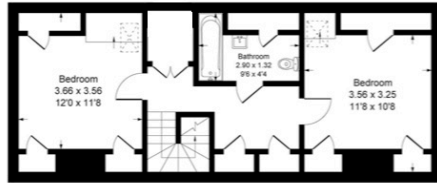


Illustration for identification purposes only, measurements are approximate, not to scale.



SERVICES

Mains electricity and water, private drainage. Oil fired central heating.

COUNCIL TAX

The property is in Council Tax Band E.

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

Upon arriving in Malborough from the Kingsbridge direction, take the right turning opposite the Coop garage down Collaton Road. Continue along this road and take the right turning onto Furzedown Road, before reaching the new houses turn left and continue down this road until you find the entrance to Scrumpy Lodge on your right hand side.

Address: Scrumpy Lodge, Malborough, KINGSBRIDGE, TQ7 3DD
 RRN: 0390-2192-9210-2002-0055

Energy Rating		CURRENT	POTENTIAL
(92 plus)	A		
(81 - 91)	B		
(69 - 80)	C		75
(55 - 68)	D		
(39 - 54)	E	41	
(21 - 38)	F		
(1 - 20)	G		

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