



Luscombe Maye
Since 1873

Tumpy Barn, East Charleton

Guide Price £495,000

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This cherished family home offers a spacious two-storey layout, ideal for both everyday living and peaceful retreats. The detached property is a beautifully converted stone barn, nestled in a peaceful and picturesque setting. Retaining much of its original character while offering modern comforts, it provides a unique blend of rustic charm and contemporary living in a truly tranquil location. It boasts ample driveway parking on either side of the property, a single garage, mature gardens, and a paved patio perfect for outdoor relaxation.

Inside, the ground floor comprises three well-proportioned bedrooms, each offering comfortable accommodation with plenty of natural light. A family bathroom serves these bedrooms, while built-in wardrobes offer ample storage, maintaining a clean aesthetic.

The first floor is home to a spacious sitting room with a stone fireplace and wood burning stove. Large sliding doors open out onto the pretty garden. The dining room is perfect for formal meals, while the adjacent kitchen/breakfast room features traditional light wood cabinets, light-coloured countertops, and skylights for a bright atmosphere. The master bedroom benefits from natural light via a standard window and skylights. A further bathroom completes this floor.

Located in a village offering a rural lifestyle with modern convenience, the property is three minutes walk away from local amenities such as SPAR, Springfield Farm Shop, and the East Charleton Post Office. Families will appreciate the nearby Charleton C of E Primary School and, a little further away, Stokenham Primary School—both rated 'Good' by Ofsted. For older students, Kingsbridge Community College, also rated 'Good', offers secondary education. The area is well-connected, with bus stops at Charleton Garage providing access to Kingsbridge and surrounding areas. The Globe Inn also serves as a welcoming community hub.

This property presents a rare opportunity to acquire a charming stone cottage with traditional features and modern amenities, set in a desirable location.

MATERIAL INFORMATION



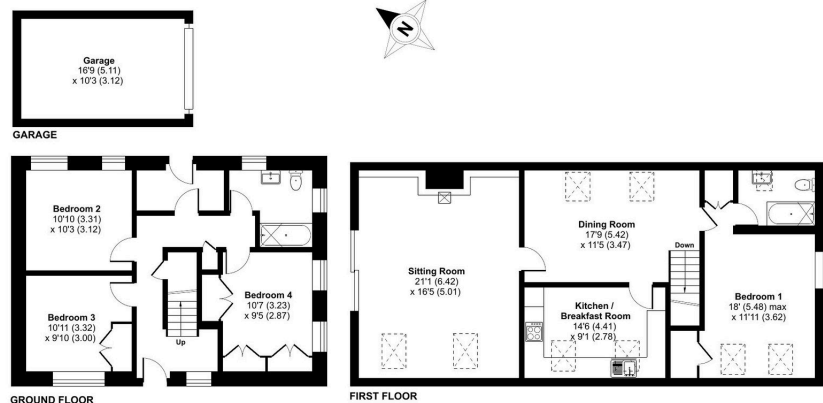
East Farm, East Charleton, Kingsbridge, TQ7

Approximate Area = 1597 sq ft / 148.3 sq m

Garage = 172 sq ft / 15.9 sq m

Total = 1769 sq ft / 164.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Luscombe Maye. REF: 1327779



- Four Bedroom Detached Stone Barn
- Woodburning Stove
- Well Proportioned Rooms
- Ample Parking Space
- Convenient Village Location
- Spacious Accommodation
- Generous-sized garden
- Picturesque Setting
- Potential for Modernisation
- No Onward Chain

