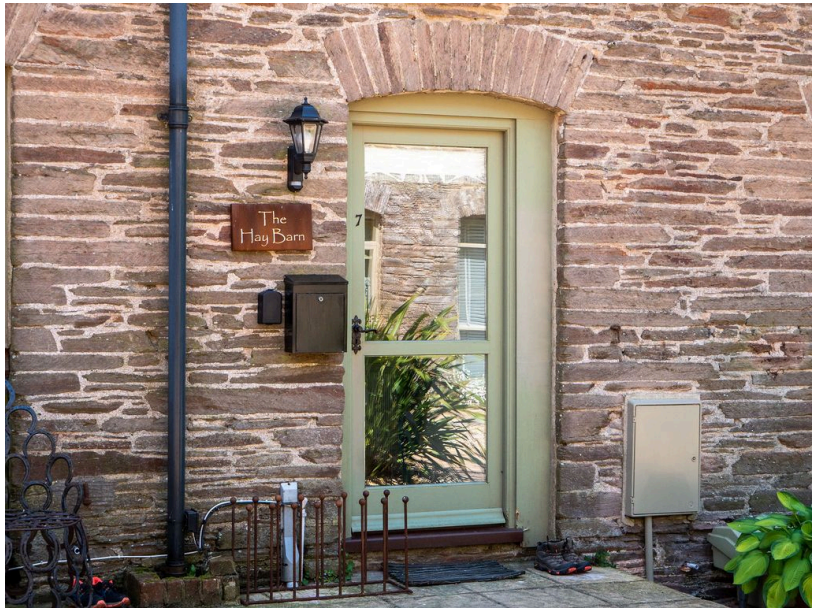


Luscombe Maye
Since 1873

Coleridge Barns, Chillington, Kingsbridge, TQ7 2HR

Guide Price £450,000

5 2 0









Luscombe Maye are pleased to present this spacious five bedroom property, forming part of a small and attractive barn conversion complex, offering flexible accommodation arranged over three floors.

The property is entered into a generous reception area which works well as a practical entrance space. The ground floor comprises a newley renovated bathroom, a useful utility room with space for a washing machine and tumble dryer , three bedrooms one of which is being used as a snug. This level offers excellent flexibility, whether for family living, guests or home working.

Stairs rise to the first floor, where the main living space is located. This floor features a large open-plan kitchen, dining and living area which feels particularly spacious, with high ceilings and exposed beams adding character and a sense of openness. The layout flows well and provides plenty of space for both dining and seating, making it ideal for everyday living as well as entertaining.

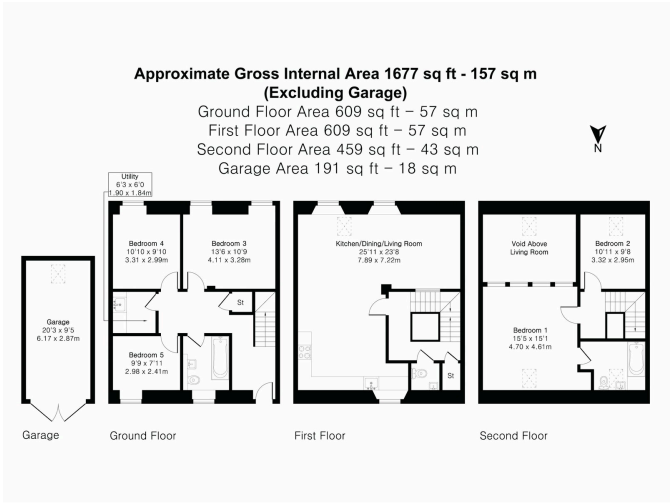
The second floor offers two further bedrooms, including the principal bedroom which benefits from an en-suite. The remaining bedroom on this level is also well proportioned. The property is presented in immaculate condition throughout and is clearly well maintained, while still retaining the charm and character expected from a barn conversion.

Outside, the Hay Barn comes with two acres of beautiful communal gardens, much of which is laid to grass and complemented by established fruit trees and a wooded area, creating a wonderful outdoor setting and a standout feature of the property. Further benefits include a generous single garage with a mezzanine level providing additional storage, an allocated parking space, and a proven and successful history as an Airbnb, making the home equally appealing to buyers seeking an investment opportunity or those looking for a main residence with income potential.

The property is well positioned, approximately a 15-minute drive from Kingsbridge and around 5 minutes from Chillington, offering a pleasant balance between countryside living and access to local amenities and the South Hams coastline.







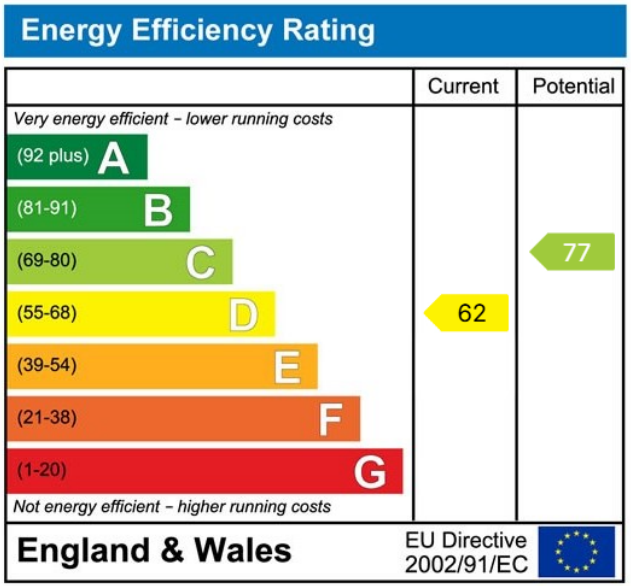
PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

Luscombe Maye

- Five Bedroom
- Single Garage
- Principal Bedroom with En-Suite
- Immaculate Condition
- Two Acres of Beautiful Communal Gardens
- Barn Conversion
- Character Features Including Exposed Beams
- Successful Airbnb History
- Allocated Parking





Important Notice: Luscombe Maye gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Luscombe Maye does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.

Luscombe Maye Since 1873

Kingsbridge:
62 Fore Street, Kingsbridge TQ7 1PP
01548 857474
kingsbridge@luscombemaye.com
www.luscombemaye.com