



Luscombe Maye  
Since 1873

# East Portsmouth , Kingsbridge

Guide Price £315,000

3 2 2



2 High Barn is a well-proportioned three-bedroom barn conversion situated on the outskirts of the beautiful coastal village of East Portlemouth. Within easy walking distance of the stunning South Hams coastline and an abundance of countryside walks, the property would make an ideal permanent residence or a wonderful second home retreat, perfect for enjoying this sought-after part of Devon offered with no chain .

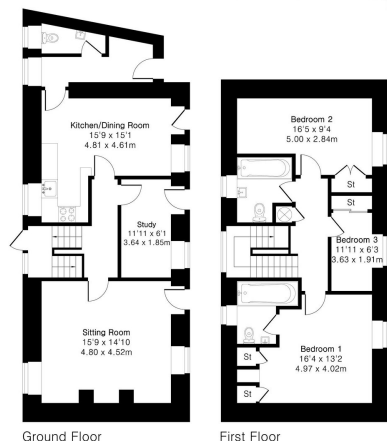
The property is approached via a large private courtyard providing ample off-road parking. The attractive front elevation features partial slate hanging, adding to the barn's character and charm. The sale also includes a separate parcel of land situated opposite the property, offering additional outdoor space with potential for growing produce or a variety of recreational uses, subject to the relevant restrictions. Entering through the front door, you are welcomed into a bright entrance landing with a double-height ceiling and large windows that flood the space with natural light. Stairs lead down to the ground floor, where the main living accommodation is located.

The spacious kitchen/dining room provides an excellent space for everyday living and entertaining. A door from the kitchen opens onto a low-maintenance courtyard garden, bordered by attractive mature shrubs, creating a delightful setting for relaxing on summer evenings after a coastal walk or a day spent at the beach. An inner hallway, accessed from the kitchen, offers practical storage space for coats and shoes, together with a convenient ground-floor cloakroom/WC. There is also an additional access point to the courtyard from this area. The generous lounge is warm and inviting, featuring exposed beams and an impressive inglenook fireplace that serves as an attractive focal point.

Returning to the entrance landing, a further staircase rises to the first floor. Here you will find two double bedrooms and a single bedroom, all benefiting from fitted wardrobes that provide excellent storage. The principal bedroom enjoys the added luxury of an en-suite shower room, while a well-appointed family bathroom serves the remaining bedrooms.



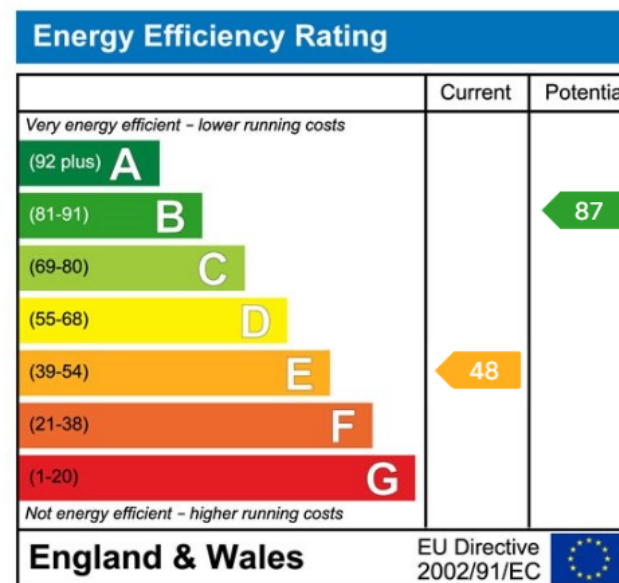
Approximate Gross Internal Area 1316 sq ft - 122 sq m  
Ground Floor Area 700 sq ft - 65 sq m  
First Floor Area 616 sq ft - 57 sq m



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 shown is for initial guidance only and should not be relied on as a basis of valuation.



- Three Bedroom semi-detached Barn Conversion
- Large Courtyard Garden
- Walking Distance to Coast
- Idyllic Location
- No Chain
- Character Features
- Parking
- Countryside Views
- Parcel of Land Opposite Property



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.



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