



Luscombe Maye
Since 1873

Swallow Barns, Higher Well Farm, Stoke Gabriel

Guide Price £875,000

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DESCRIPTION

Luscombe Maye are delighted to bring to market this charming and characterful barn conversion beautifully blends timeless features with modern-day living, offering spacious, versatile and flexible accommodation throughout. Full of character, the property combines exposed stonework, timber features and beams with modern conveniences, creating a warm and welcoming family home.

The heart of the home is the impressive open-plan kitchen/dining room, providing a wonderful sociable space for family life and entertaining. The kitchen features a central island, oak worktops and drawers designed for easy access, together with two Smeg ovens, a five-plate ceramic hob, hooded electric extractor fan and fitted dishwasher. There are two black column radiators, a wood burner and oak flooring, while bi-fold doors open directly onto the landscaped garden, making this a particularly attractive space for indoor-outdoor living. The generous lounge over 26ft provides a cosy and characterful retreat, centred around a stone fireplace and wood burner. It has a white column radiator, fitted bookcase, wall lights, French doors opening onto the garden and beautifully sanded and varnished floorboards.

The ground floor also benefits from a useful utility room, boot room, downstairs WC and under-stairs cupboard. The utility room includes an oil boiler, heating and hot-water control panels, hot water supplied either by electric or oil, an electric water heater, plumbing for a washing machine, Belfast sink, fitted kitchen cupboards and oak flooring. The boot room provides fitted shelving and fitted shoe racks.

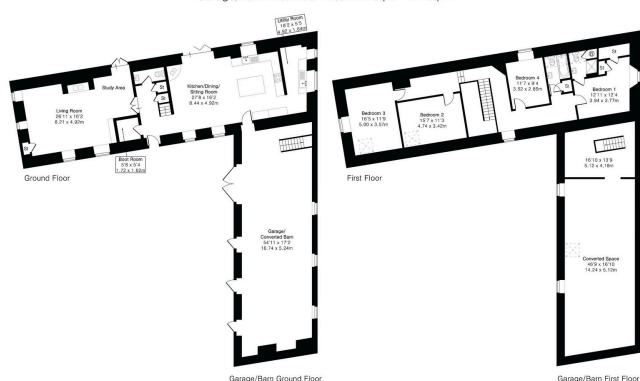
BEDROOMS & BATHROOMS

The first floor provides four well-proportioned bedrooms, offering flexible accommodation for family living, guests or home working.

The principal bedroom is particularly impressive, with vaulted ceilings, exposed timber trusses. The bedroom benefits from a walk-in wardrobe with electric light, a floor-to-ceiling storage cupboard with fitted shelves and oak flooring. The en-suite shower room has



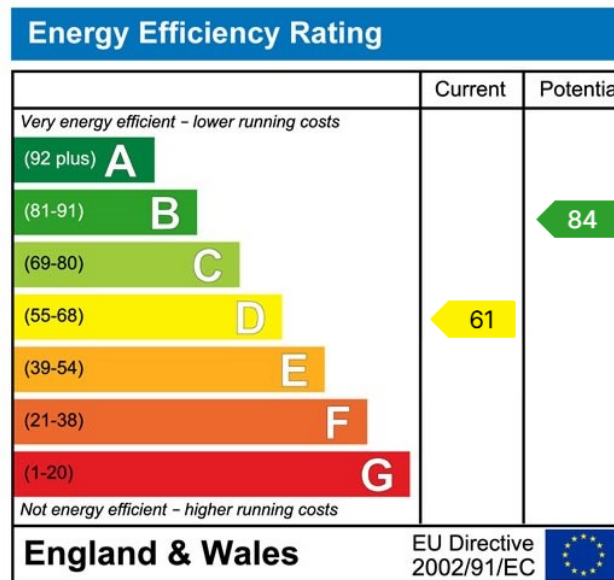
Approximate Gross Internal Area 2272 sq ft - 212 sq m
(Excluding Garage/Barn)
Ground Floor Area 1136 sq ft - 106 sq m
First Floor Area 1136 sq ft - 106 sq m
Garage/Barn Ground Floor Area 942 sq ft - 87 sq m
Garage/Barn First Floor Area 942 sq ft - 87 sq m



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.



- Barn Conversion
- Large Rear Garden
- Courtyard Parking for Multiple Vehicles and Allocated Spaces
- Far Reaching Countryside Views
- Development Opportunity with Planning Permission
- Four Double Bedrooms
- Open-Plan Kitchen/Dining Room
- Retained Original Character
- Perfect Family Home



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.



Totnes:
59 Fore Street, Totnes TQ9 5NJ
01803 869920
totnes@luscombemaye.com
www.luscombemaye.com