



Nanbrock

RENDELLS

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Cross Farm, East Allington, Totnes, Devon, TQ9 7RW

An attached three bedroom Barn conversion with an abundance of character, nestled at the head of a delightful Devon valley with potential for an annexe (subject to the necessary planning consents). Purpose built stabling for three/four. Set in gardens and grounds of 3 acres, with additional land available by separate negotiation.

- Three Bedrooms
- Loft Space with spiral staircase
- Two Bathrooms
- Impressive, vaulted ceilings
- Three Reception Rooms
- Valley views from the sitting room
- Conservatory/Garden room
- Garage/workshop
- Stabling for four
- Gardens and grounds of 3 acres

Guide Price £765,000

Totnes (10.5 miles), Newton Abbot (21.4 miles), Plymouth (26.3 miles), Exeter (38.1 miles), Kingsbridge (miles 4.2), Dartmouth (9.1 miles), Slapton (miles 4.7), Salcombe (10.1 miles) via Devon Expressway/A38. London Paddington via Totnes Train Station approx. 2.45 hours).

Situation

Just under a mile away is the popular village of East Allington, has a Parish Church and a well regarded Primary School, part of an academy collection of schools. The Fortescue Arms Pub is popular and well supported. There is an enviable recreational ground, a multi-purpose fenced play area with newly installed equipment, football field, skateboarding ramp, picnic area and a large dog friendly meadow. The surrounding South Hams countryside is delightful, unspoilt and offers excellent opportunities for outdoor pursuits. The nearby market town of Kingsbridge is on the Salcombe Estuary and is about approximately 5 miles and offers good shopping facilities, cafes, restaurants, and a renowned secondary school. Totnes is the historic gateway to the South Hams also has a superb range of shops, further educational provision, and a mainline station to London Paddington. The beautiful South Devon coastal resorts are also within very easy reach.

Description

The property in recent times has been subject to a redecoration and has been a much loved family home. Offering light and airy accommodation throughout, enjoying some splendid views from the sitting room on the first floor across the



garden, over the valley and beyond.

A detached Garage/Workshop/Utility area currently used for storage with further potential to create a superb annexe (subject to the necessary planning consents). Lawned gardens and stone summerhouse with particular note for the equestrian enthusiast there is a purpose built stabling with concrete yard to the front. Set in 2.30 acres of gardens and grounds.

Viewing is highly recommended to appreciate its quiet position.

Accommodation

Double front doors opening into the family dining hall with good ceiling heights, whitewashed beams, floorboards and plenty of natural light. Free standing villager woodburner and useful understairs storage. A bank of built-in cupboards for boot and coat storage. Kitchen with natural terracotta flooring, enjoying plenty of natural light with a gable end window overlooking the rear garden with a range of wall mounted undercounter wooden units, granite worktops, Belfast sink with mixer tap, integrated double oven with four ring hob, integrated microwave convection oven and grill, breakfast bar and integrated Bosch dishwasher. Garden Room/Conservatory with views over the rear courtyard and lawned gardens with terracotta style floor tiles, partially slated with two large skylights and a stable door giving access to the rear gardens and courtyard. Bedroom Four with front aspect, single bedroom, good ceiling height with partially panelled wall. Bedroom Three with rear aspect over the side gardens with partially panelled walls and built-in wardrobes. Family Bathroom with bath and mixer tap attachment, hand wash basin, W.C. with a radiator towel rail. Opaque window.

First Floor

Two steps rise up from the dining room giving access to a stable door opening out onto the side and rear gardens. Stairs continue up to the impressive sitting room with exposed wooden 'A' frames, gable end window taking in views across the meadow and valley beyond. Exposed whitewashed floorboards. Spacious sitting room with ornate waggon wheel chandelier style lighting. Electric style woodburner (giving an atmospheric glow). Double doors opening to the Juliette balustrade over the entrance courtyard. Master Bedroom with plenty of built-in wardrobes. Ensuite with hand wash basin, W.C. and electric Mira Sport shower. Spiral staircase to the Mezzanine Bedroom with velux window and access to undereave storage.

Gardens/Outside

Access through a shared driveway into a courtyard to the front of the property with a stone pillared entrance leading to its own driveway and gated parking. Lawned Gardens with mature shrubs and a detached stone Summerhouse and Patio. Delightful rear gardens with some mature shrub borders and fencing with a lawn area with access from the dining room.

Plenty of parking leading from the gated driveway. The concrete driveway leads to the gated entrance to the paddocks and stabling.



Orchard Area with firepit, two viewing platforms taking in the valley views. Wood cabin with potential for Airbnb (subject to the necessary planning consents).

Detached Workshop/Utility/Garage

With W.C. with plumbing for a washing machine, sink and space for a tumble dryer. Vehicle access into the workshop/garage. Electricity and lighting. An open fronted covered area with lighting ideal for those British Summers for entertaining.

Purpose Built Stable Building

Timber built offering stabling for three/four, large tack room/rest room area and tractor/feed storage. Beyond the stabling area is a useful shed and orchard area taking in some splendid views. Decked area and viewpoints making the most of the view over the delightful valley.

Pasture Enclosures

Set in three enclosures including the Orchard. Please refer to the Promap for identification of the paddocks.

Agents note

The following is to be carried out by the purchaser within 6 weeks of the completion date: Stock proof = (Pig netting and two strands of barbwire and wooden posts).

Stock proof fencing requires replacing/upgrading from point A to point B. To erect a new stock proof fence from point B to C.

Services Mains electricity, mains water. Shared private drainage.

Council Tax Banding D.

Tenure Freehold.

Energy Performance Certificate Energy rating D.

Local Authority

South Hams District Council, Follaton House, Plymouth Road, Totnes TQ9 5NE.

Viewing Arrangements

Strictly by telephone appointment through Rendells Estate Agents Tel: 01803 863888.

Directions

From Totnes take the A381 for Kingsbridge and continue for approximately 8 miles. Take the left turning for East Allington and continue along the road. After approximately 1 mile turn right signed East Allington continue to the staggered "Cross Road". Turn left then immediate right and continue for 1.3 miles and then turn right continue down the hill and the property is the third entrance on your left to Cross Farm.

What3words

The barn/property: [///fools.idealistic.butter](https://what3words.com/fools.idealistic.butter)

The driveway entrance: [///sunbeam.alien.paying](https://what3words.com/sunbeam.alien.paying)



Ground Floor
65.3 sq.m. (702 sq.ft.) approx.

1st Floor
45.4 sq.m. (489 sq.ft.) approx.

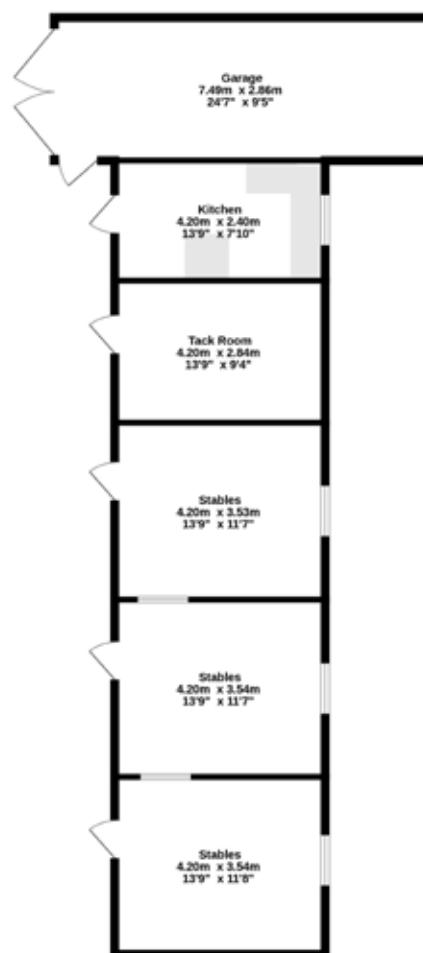
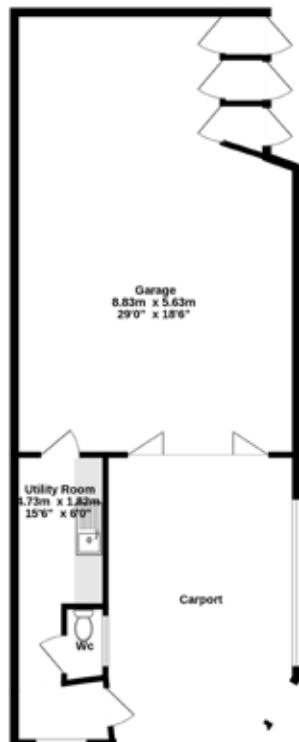
2nd Floor
21.5 sq.m. (232 sq.ft.) approx.



Outbuilding
79.4 sq.m. (855 sq.ft.) approx.

Stables
88.0 sq.m. (947 sq.ft.) approx.

Outbuildings
19.3 sq.m. (207 sq.ft.) approx.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	72
(55-68)	D	61
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

TOTAL FLOOR AREA : 318.8 sq.m. (3432 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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- 8) References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from a solicitor and before finalising their offer should make their own enquiries and investigations. Buyers should check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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