



The Bakehouse



# The Bakehouse Chilley

East Allington, Totnes, Devon, TQ9 7QN

Kingsbridge 5 miles; Totnes 10 miles

A wonderful 3 double bedroom barn conversion with an open study area located in a quiet position yet conveniently located between Totnes, Dartmouth and Kingsbridge. Landscaped gardens and spacious terrace.

- Fabulous Barn Conversion
- Original Features
- Lawned & Landscaped Gardens
- 3 Bedrooms + Study
- Log Burner
- Convenient Location

Offers In Excess Of £550,000

## SITUATION

Chilley Barns is a converted farmstead situated within the glorious South Hams countryside being made up of 6 converted barns alongside the original farmhouse. Chilley is excellently located within easy reach of Totnes and Kingsbridge, as well as Dartmouth, all towns offering a wide range of amenities, secondary schooling and a main line rail link from Totnes to London. The nearby village of East Allington offers a sought-after primary school, church, village store and pub.



## DESCRIPTION & ACCOMMODATION

The Bakehouse is an elegant and spacious barn conversion converted in the early 2000s when it was acquired by its current owners. 1 of only 6 properties, the property benefits from 3 double bedrooms, 2 bathrooms, an open study area, utility with an additional room which makes an ideal ironing room or storage space, an impressive sitting room, high vaulted ceilings and exposed wooden beams and log burner. The kitchen is well equipped and fitted with a new gas stove. 2 of the bedrooms are located on the ground floor, including the master bedroom with en-suite. The 3rd bedroom is privately situated in the eaves on the 3rd floor.

## OUTSIDE

There is a generous patio area off the 1st floor and conveniently opposite the kitchen making it an ideal alfresco dining space. Wooden railway sleepers lead up the garden which has been thoughtfully planted with flat areas laid to lawn - the top lawn would be a wonderful space for a summer house. There is parking for 2 vehicles, with a wooden gate leading round to the top of the garden from the gravelled parking area.

## SERVICES

Mains electricity and mains gas. Private drainage and bore hole water supply. Monthly management charge of £80, which includes maintenance of communal areas, water services, private sewage and liability insurance. The property also benefits from broadband speeds between 30-50mbs

## LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234.

## VIEWINGS

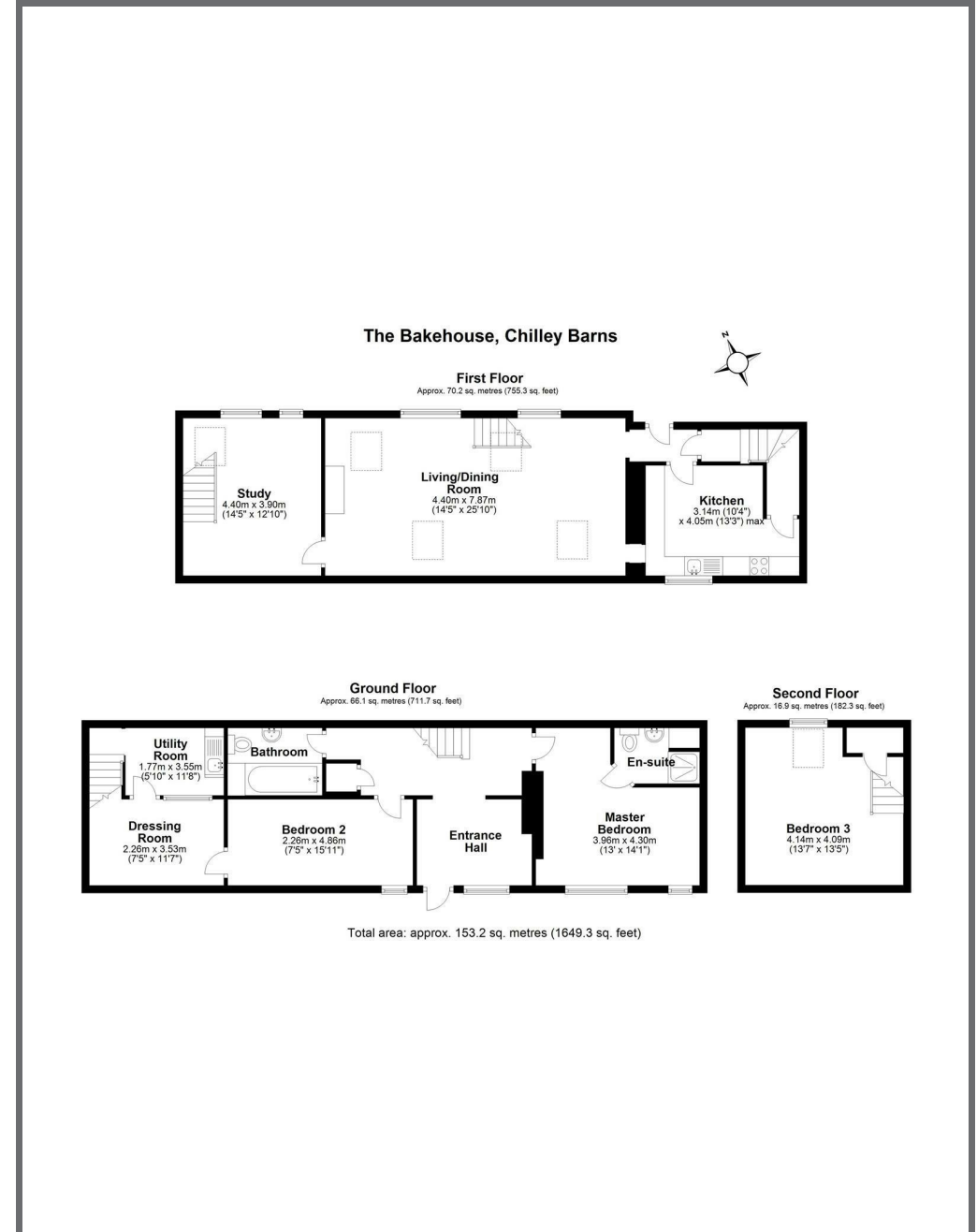
At the request of the vendors, strictly by appointment please through Stags Kingsbridge office Tel: 01548 853131.

## DIRECTIONS

From Kingsbridge take the A381 towards Totnes, after passing through The Mounts you will see a sign post on your left for Chilley Barns. Continue down the drive and turn right. The Bakehouse will be found in the far right hand corner.



These particulars are a guide only and should not be relied upon for any purpose.



| Energy Efficiency Rating                    |   | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs |   |         |           |
| (92 plus)                                   | A |         |           |
| (81-91)                                     | B |         |           |
| (69-80)                                     | C |         |           |
| (55-68)                                     | D |         |           |
| (39-54)                                     | E |         |           |
| (21-38)                                     | F |         |           |
| (1-20)                                      | G |         |           |
| Not energy efficient - higher running costs |   |         |           |
| England & Wales                             |   | 51      | 80        |
| EU Directive 2002/91/EC                     |   |         |           |

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