



Stokeinteignhead

- Video Walk-through Available
- Charming Character House
- 3 Bedrooms & Office/Study
- Kitchen/diner & Lounge

- Modern Family Bathroom
- LPG Gas Central Heating
- Parking Space
- Lovely Tiered Garden

Guide Price:

OIEO £330,000

Freehold

EPC: E47

The Hayloft, Higher Rocombe, Stokeinteignhead, TQ12 4QL

A beautiful red stone barn conversion set in the quiet and picturesque hamlet of Higher Rocombe near Torquay. Steeped in character, this property offers three bedrooms, a study, good-sized lounge and kitchen/diner this property will offer buyers a chance of beautiful rural living yet being within touching distance of all modern requirements in Torbay.

The Accommodation

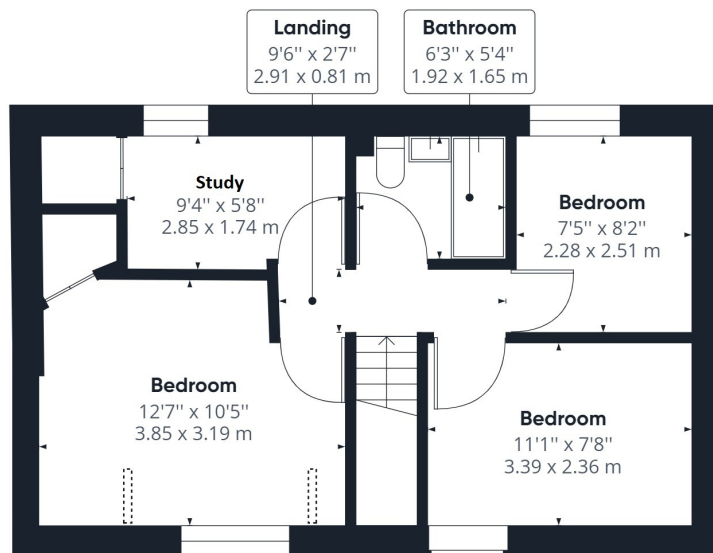
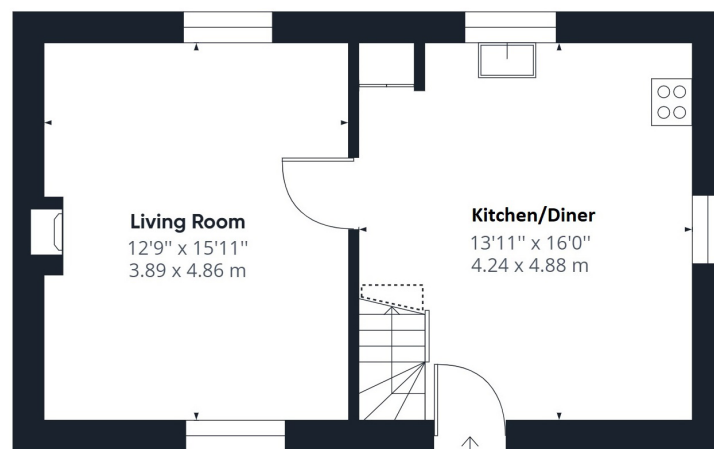
Entering through the stable door is a large kitchen/diner, with stone flag flooring, original beams and deep-set windows, this room offers a lot of character and a very good amount of storage with two separate windows providing a bright dual-aspect. The lounge is a similar size to the kitchen, with a central open fire place and again windows on both walls making the space bright and light. The lounge would be the perfect get away during those cold winter days with that open fireplace burning. Upstairs you have the family bathroom with shower above the bath, toilet, sink and heated towel rail all in good condition. Two good sized double bedrooms, the master with a large built-in wardrobe, a single bedroom with room for storage as well as the bed and finally a nice sized office with additional storage built in.

Outside & Parking

The property has an attached courtyard space to the front of the property perfect for enjoying a morning coffee and is mostly laid to patio with pots and mature shrubs surrounding. Further to this is a detached garden across the complex which has a lower seating patio area, a middle area mostly gravelled with space for a shed and above this is a lawned area with newly added flower beds and an additional decked seating area enjoying fabulous views, ideal for those late summer evenings. The property also has off road parking in front of the garden, whilst there is also plenty of additional road parking outside the small complex.

FLOOR PLANS

For Illustrative Purposes Only



Approximate total area⁽¹⁾

844.44 ft²

78.45 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes \pm 0.1m





Agents Notes

Tenure

Freehold

Services

Mains water. Mains electricity. LPG gas central heating. Shared septic tank. Service charge of £25pcm for septic tank and general upkeep of the courtyard. Maintenance is shared between the 6 properties via a courtyard association agreement.

Local Authority

Teignbridge District Council

Council Tax

Currently Band C

Viewings strictly by confirmed appointment with the vendor's agent, Coast & Country.

Directions

From Shaldon take the Torquay Road to Maidencombe. Continue past Jon Glanville Garage, then turn right into Claddon Lane and immediately right again. Continue on towards the farm and you will find a hamlet of properties. The Hayloft is on the right.

ENERGY PERFORMANCE RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 c
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		