



---

The Linney

# The Linney

Preston Down Road, Preston, Paignton, Devon, TQ3 1RN



Exeter 22 miles  
Dartmouth 10 miles  
Totnes 5 miles

A significant detached barn conversion set in 1.33 Acres with sea views.

- Stunning Converted Barn
- Set in Almost 1.5 Acres
- Sea & Country Views
- 3,444 sqft of Accommodation
- 5 Bedrooms 4 Bathrooms
- Annexe Potential
- Parking and Garaging
- Garden and Paddock

Guide price £945,000

## SITUATION

This fabulous barn conversion is situated on the rural outskirts of Preston, a sought after area of Paignton located between Torquay and Brixham. The property backs onto Occombe Valley Nature Reserve where peaceful woodland walks can be enjoyed. Occombe Farm Café and Scadson woods are also nearby.

Torquay, Paignton and the English Riviera are within easy reach, as are the beaches of the wider Tor Bay area. The medieval town of Totnes is some 5 miles away, and Dartmouth is also easily accessible via the car ferry at Kingswear. There are several well regarded primary and secondary schools in the area including the Torquay boys and girls grammar schools. Commuting to Exeter and the M5 is fast thanks to the newly opened South Devon Link Road and there are mainline train stations at Totnes or Newton Abbot with a direct service to London Paddington.

## DESCRIPTION

With beautiful sea and country views this substantial barn conversion is conveniently located with easy access in and out of the area. The original barns are believed to date from 1840 and have been beautifully converted to a high standard inside and out. The property is set around a courtyard giving a high degree of privacy, with flexible accommodation extending to 3,444 sq ft, and grounds of 1.33 acres, including garden and paddock. There are up to five bedrooms, 2 en suite plus a bath and a shower room, impressive kitchen/dining room and large sitting room with mezzanine. Alternatively the property could easily be split into house and annexe.

## ACCOMMODATION

The spacious accommodation is split in to two halves joined by a Loggia, all surrounding a courtyard parking area, with remotely operated gates at the driveway entrance. The layout allows the property to be used as either a large house, with a good degree of separation to the guest bedrooms, or as house with annexe. In the main part of the house is an impressive kitchen/dining room with beamed and vaulted ceiling. A large

island/breakfast bar divides the room with the kitchen area to one side and dining to the other. There is plenty of storage and all the integrated appliances one would expect. An impressive wood burning stove provides plenty of heat, as does the underfloor heating that runs through this side of the property and the loggia. The sitting room, on the upper level, is a large, light room, again with a beamed a vaulted ceiling and underfloor heating plus modern gas fire. A spiral staircase leads to a galleried mezzanine level used as a reading area. The master bedroom is on the garden level and is of a good size with a large en suite bath and shower room, and dressing room. French doors lead to a courtyard garden. Just outside the room is a useful study area. There is a further double bedroom in this part of the house with access to a shower room.

The enclosed loggia creates a another large reception room with many potential uses and links the two halves of the house, with french doors to the courtyard. The remaining portion of the house is currently set up as three bedrooms, one en suite plus a bathroom. However, with the existing kitchenette, and one of the bedrooms as living room, would make an ideal annexe.

## GARDENS AND GROUNDS

An attractive high stone wall separates the property from the road with remote electric gates giving access to the courtyard parking area where there is a garage, store and fully tiled gardener's rest room with toilet and washbasin. An archway between the house and garage gives access to the main garden area which is broadly level and mostly laid to lawn. A large pergola and terrace has been created on the rear of the house, ideal for BBQ's and entertaining. You can also appreciate the best of the sea views from here. A gate leads from the garden to the paddock which backs on to Occombe Woods. To the front of the house is a courtyard garden area with access to the front door, and to the side is a kitchen garden with raised beds.

## SERVICES

Mains gas, electricity and water, private drainage.

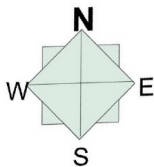




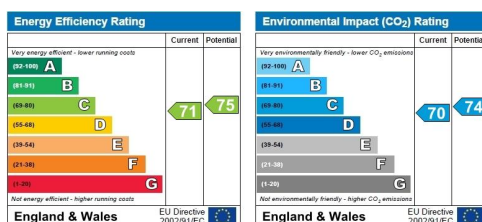
# The Linney

Preston Down Road, Preston, Paignton, Devon, TQ3 1RN

**The Linney**  
320m<sup>2</sup> / 3,444ft<sup>2</sup> approx.  
(excluding outbuildings)



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



6 Vaughan Parade, Torquay, Devon,  
TQ2 5EG

01803 200160

torquay@stags.co.uk

stags.co.uk



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London