

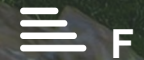


**KINGSBRIDGE**  
ESTATE AGENTS



Orchard Place, 2 The Maltings  
South Allington, Kingsbridge, TQ7 2NB

**Asking Price £450,000**



## Orchard Place, 2 The Maltings

South Allington, Kingsbridge, TQ7 2NB

### South Allington

South Allington is a little hamlet near to the coastline, with magnificent cliffs and delightful coves.

The area around South Allington is said to resemble the shape of a pig, hence The Pig's Nose Inn and Piglet Stores in the village of East Prawle. For walkers, this is idyllic rambling country, which can always begin or end at the popular Millbrook Inn, South Pool, situated just off the main Kingsbridge to Dartmouth coast road.

There are several excellent (and dog-friendly) beaches in the vicinity, including Lannacombe, just a 5-minute drive away, and Beesands, Hallsands, Mill Bay and East Portlemouth - from where you can hop across on a passenger ferry to Salcombe.

The market town of Kingsbridge is less than 7 miles away, and has a good selection of shops, cafés and restaurants, as well as a small cinema and two supermarkets.

### The property:

Orchard Place at the Maltings is a beautifully presented four bedroom terraced stone barn conversion in South Allington. With gorgeous countryside views, private and communal gardens, parking and garage, the property would make the ideal rural family or second home. The property comprises;

### Ground Floor:

Entering through the front door into the hallway with stairs to the first floor an access to the understairs storage cupboard. There is also a downstairs WC and access into the kitchen/family room.

The family area is spacious in size with ample living/dining space and has access to the rear garden.

The kitchen is fitted with a range of wall and floor mounted pine fronted units, with work space above with integrated 1 1/4 bowl sink and drainer. There is space for an electric cooker and fridge freezer, with space and plumbing for dishwasher and washing machine. There are dual aspect views with windows to front and rear and a useful breakfast bar.





### First Floor:

On the first floor is the family bathroom which is fitted with a modern suite comprising hand wash basin, low level WC and bath with shower over.

There are three bedrooms on this floor, both of which are good double bedrooms with countryside views. The master benefits from an en-suite shower room with hand wash basin, low level WC and walk in shower cubicle.

The third bedroom is a single bedroom with window to the front elevation.

### Second Floor:

The second floor landing has a large linen cupboard with hot water tank and doors to the fourth bedroom, which is a good double with window to rear, and the living room which is a lovely spacious dual aspect room with vaulted ceilings and exposed beams.

### Outside:

To the front of the property is a small lawned garden with steps down to the front door with wall mounted storm porch above.

To the rear is a fully enclosed south facing garden, mainly laid to lawn with patio area.

There is communal parking, and the property has its own garage in a block with up and over door, power and lighting, and storage mezzanine, which is the perfect place to keep a boat.

Benefitting from double glazing, and electric heating, the property would make the perfect rural retreat or home. Please note that this property cannot be used for holiday letting.

### Tenure:

Freehold, with a small annual charge (tbc) for the care of the communal gardens

### Council Tax:

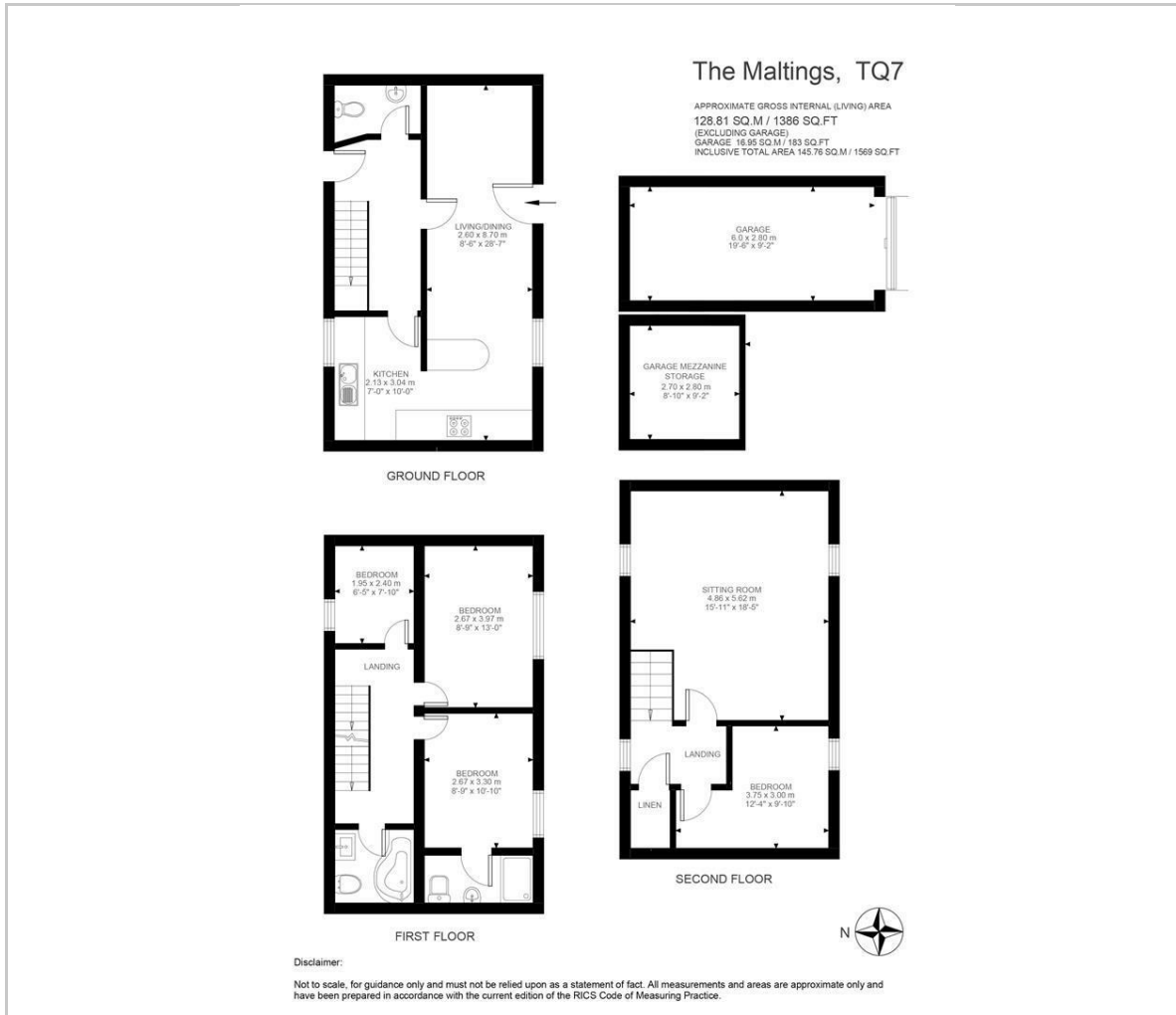
Band E

### Services:

Mains electricity, water, and communal septic tank



## Floor Plan



## Viewing

Please contact our Kingsbridge Estate Agents Office on 01548856685 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

