

£765,000

FOR SALE



## 6 Bedroom Barn Conversion - Bolberry

- ❖ 6 bedroom barn conversion
- ❖ Beautifully presented
- ❖ Rural Hamlet Location
- ❖ Plenty of driveway parking
- ❖ Enclosed courtyard garden
- ❖ Stunning views
- ❖ Large paved front courtyard
- ❖ Large Lounge/Diner
- ❖ 3 Bathrooms
- ❖ Additional multi-purpose use reception room



## Bacchus Barn, 3 Bolberry Court, Bolberry

### Property Summary:

A beautifully presented 6 bedroom barn conversion set within the hamlet of Bolberry in the heart of the South Hams. With parking, an enclosed courtyard garden and large reception rooms, this would make a perfect family home, holiday rental or second home. A gorgeous house, fully of character, this property is one that is not to be missed.

### About the Area:

The hamlet of Bolberry is a small and tranquil hamlet situated between the villages of Malborough and Hope Cove and close to a National Trust owned stretch of land known as Bolberry Down. There are wonderful coastal walks and the beaches at Soar Mill Cove and Hope Cove are nearby. The village of Malborough has a lovely community and there are some fantastic pubs and restaurants nearby. Being only 15 minutes drive from Kingsbridge, this is the ideal location for rural living but the convenience of town close by.

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## **The Property:**

Nestled in an idyllic rural setting, Bacchus Barn is one of just four beautifully converted barns, offering a perfect blend of rustic charm and modern living. This stunning home boasts exceptionally light and spacious accommodation, thoughtfully designed with versatility in mind. Character features such as stone fireplaces, window seats, and wood panelling create a warm and inviting atmosphere throughout. The property comprises;

Enter the property into a handy boot room, which is the perfect space for taking off dirty wellies and cleaning the dog down after a walk on Bolberry Down.

The well-appointed kitchen/breakfast room features plenty of base and wall units in a country style with integrated dishwasher, hob with extractor over and separate eye-level oven. With space for a breakfast table, the room is ideal for both everyday use and entertaining. A separate utility room provides additional storage and practicality.

The generous sitting room is full of features including a stylish fireplace with woodburning stove and alcoves adding character to a bright, yet cosy room.

Also on the ground floor are four good-sized and well-presented bedrooms with the largest room benefitting from a contemporary en-suite bathroom.

The family bathroom is also on the ground floor and consists of bath with shower over, WC and basin.

## **First Floor:**

Upstairs is a fantastic large space which could serve many purposes depending on what is required. It could be a yoga room, a cinema room, a playroom or an office space; the options are endless. It is a wonderfully bright room with window seats and a decorative fireplace.

Two further large bedrooms upstairs completes the set up with the main bedroom also benefitting from a large en-suite bathroom.

## **Outside:**

The charming paved front courtyard offers a serene space for outdoor gatherings with some lovely countryside views.

Additionally, to the rear of the property, accessed from the Boot Room or the Sitting Room, there is an enclosed paved garden which is a perfect sun trap and ideal for enjoying an evening meal or relax and take in the birdsong.

The property offers parking for 4 vehicles on the gravel driveway situated to the front. There is a fenced off area that houses the new modernised septic tank and a large garden shed with plenty of space for storage.

Bacchus Barn really does offer a unique opportunity to enjoy countryside living with modern comforts in a tranquil and unspoiled location.

## **Further Information & Services:**

**Tenure:** Freehold

**Services:** Mains electric, mains water, private septic tank (recently renewed). Electric heating.

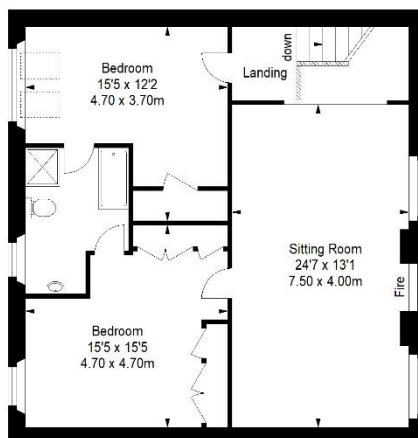
**EPC Rating:** E

**Council Tax:** Band F

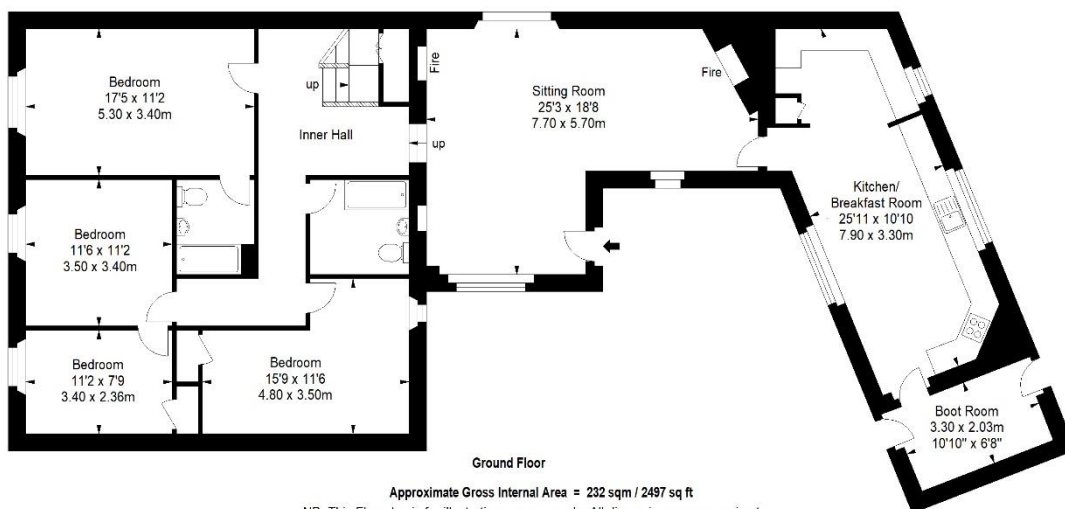
**Broadband Speeds:** Superfast available with download speeds 36Mbps

All contents available to buy under separate negotiation.

This property is made of standard construction.



First Floor



Ground Floor

Approximate Gross Internal Area = 232 sqm / 2497 sq ft

NB. This Floorplan is for illustrative purposes only. All dimensions are approximate.

	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>		
(39-54) <b>E</b>	50	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient – higher running costs</i>		

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