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The Hayloft



Totnes 5 miles; Kingsbridge 8 miles;  
Dartmouth 11 miles; Plymouth 24 miles

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A beautifully presented barn conversion with private courtyard, stylish interiors, and charming rural surroundings in the South Hams

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- Striking barn conversion
- Handcrafted oak kitchen
- Two double bedrooms
- South-facing courtyard garden
- Parking
- Easy access to major transport links
- Nearby schools, shops and pubs
- No onward chain
- Freehold
- Council tax band B

Guide Price £350,000

### SITUATION

The Hayloft is tucked away in an exclusive rural enclave near the villages of Halwell, Harberton, and Harbertonford — a picturesque area known for its peaceful setting, community spirit, and scenic beauty. These villages offer everyday essentials including a primary school, shop, pub, and post office, all surrounded by glorious South Hams countryside.

Totnes, just 10 minutes away, provides a vibrant hub of culture, shopping, and rail links to London and beyond. The stunning South Devon coast, including Blackpool Sands and Dartmouth, is also within easy reach, as is Dartmoor National Park. This blend of quiet rural living and excellent connectivity makes The Hayloft an ideal base from which to enjoy all the South Hams has to offer.

### DESCRIPTION

The Hayloft is an exceptional two-bedroom barn conversion forming part of an exclusive collection of traditional buildings at Higher Poulston Farm. Combining craftsmanship, style, and rural tranquillity, the property offers immaculately presented accommodation with an elegant open-plan layout, bespoke finishes, and a private, south-facing courtyard garden. With no onward chain, this home is ideal for buyers seeking a character-filled retreat in a highly accessible location.

### ACCOMMODATION

Entering the property, you are welcomed into a generous open-plan sitting room, a wonderfully light space with natural oak flooring and a central multi-fuel stove creating a warm and inviting atmosphere. The bespoke oak kitchen is a standout feature, with hand-carved cabinetry, integrated appliances, and stone worktops that reflect both quality and timeless design.

Stairs rise to the first-floor landing, which leads to two well-proportioned double bedrooms. Both enjoy excellent natural light via skylights and far-reaching countryside glimpses. The luxurious bathroom is styled with boutique finishes, including a dramatic full-length marble basin and high-end fittings.

### OUTSIDE

The property features a private, south-facing courtyard, tastefully landscaped to evoke a Mediterranean feel, ideal for alfresco dining and relaxing in the sun. With minimal maintenance required, the outside space is well-suited to those seeking a lock-up-and-leave lifestyle.

Parking includes one allocated space directly in front of the property and a second space available within the shared residents' car park.

### SERVICES

Mains electricity and water. Electric heating and multi-fuel stove. Shared septic tank.

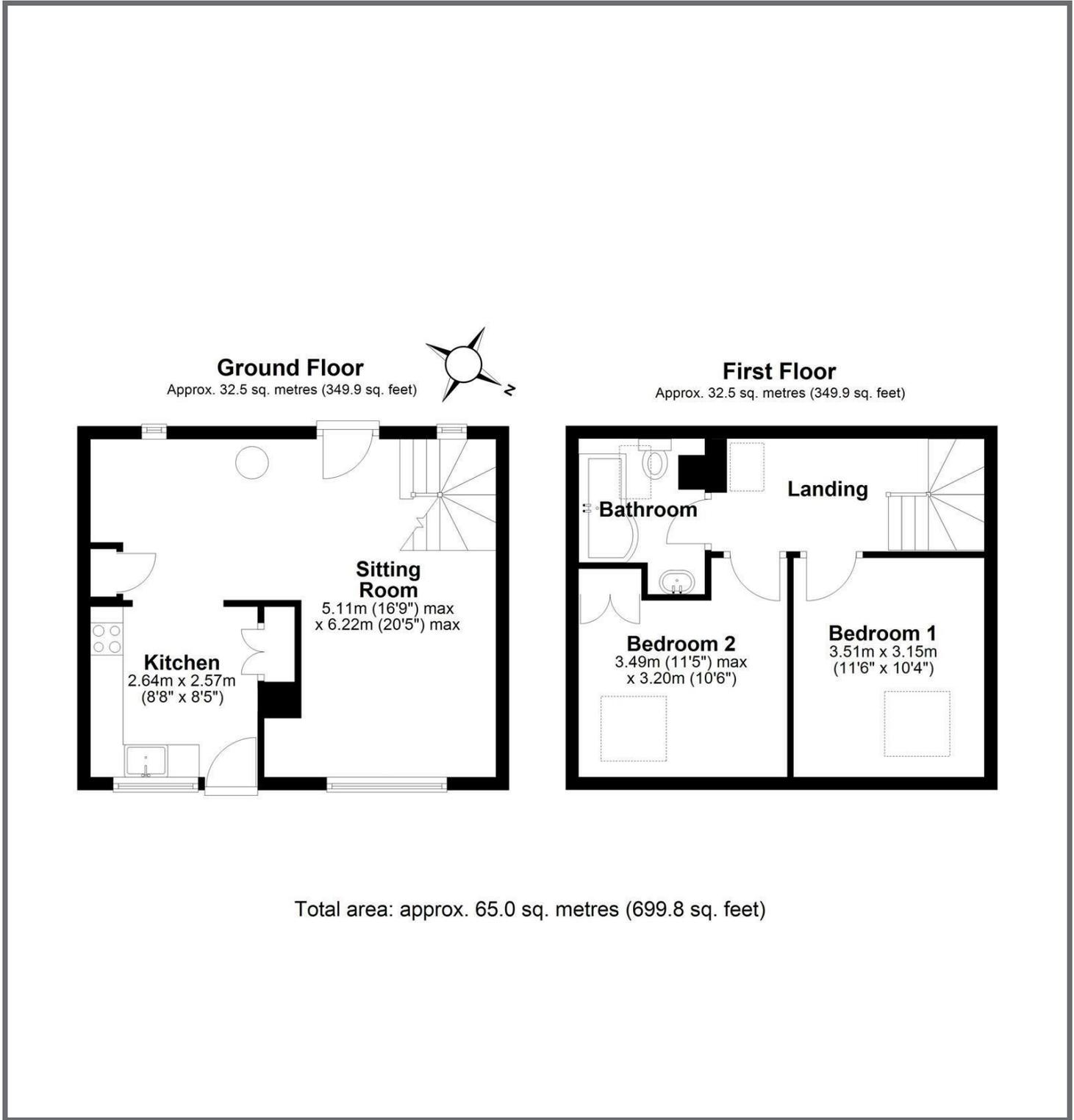
There is a current communal maintenance charge of £29.17 per calendar month, which includes the emptying of the shared septic tank (at the time of writing).

According to Ofcom, standard broadband and likely mobile coverage available.

### DIRECTIONS

From Totnes, head south on the A381 towards Kingsbridge. After approximately 3.5 miles, turn left signed for Halwell and follow the lane for around 1 mile to Higher Poulston Farm. The Hayloft will be found within the exclusive courtyard development on the left-hand side.





Total area: approx. 65.0 sq. metres (699.8 sq. feet)

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
(92-100) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		44	
(21-38) F			
(1-20) G			

Net energy efficient - higher scoring coats

England & Wales EU Directive 2002/91/EC

The Granary, Coronation Road, Totnes, Devon, TQ9 5GN

01803 865454

totnes@stags.co.uk

stags.co.uk