



HARRIET GEORGE



BRAEBURN

6 Orchard Coombe Barns | Slapton | TQ7 2QE

Guide price £500,000

Braeburn | 6 Orchard Coombe Barns | Slapton

- **Immaculate contemporary accommodation**
- **High quality fixtures and fittings**
- **Spacious open plan kitchen dining living room**
- **Fully tiled bathrooms**
- **Front garden and low maintenance rear sun terrace**
- **Double garage**
- **Parking**
- **Easy lock up and leave**
- **Idyllic rural location**
- **Freehold**

SITUATION AND DESCRIPTION

A stylish and immaculate reverse level barn conversion in a wonderful rural location with double garage and low maintenance gardens.

Slapton is a pretty and desirable village, almost halfway between Kingsbridge and Dartmouth. It has a thriving local community with two pubs, a village store, village hall, church and chapel. Slapton Ley Nature Reserve attracts visitors from all over the world and is the largest freshwater lake in the south west. The south west coast path is easily accessible and Slapton Sands is the closest beach.

Orchard Coombe Barns is a development of 7 superb high specification barn conversions in an idyllic location. The conversion was carried out sympathetically and with great attention to detail with contemporary fittings complimenting the character and charm. The quality is apparent throughout with Villeroy & Boch bathroom suites, sleek handleless kitchen with integrated appliances and granite



worktops, solid oak internal doors and underfloor heating.

On the first floor Braeburn has a fabulous open plan kitchen dining living room with vaulted ceiling, exposed beams and french doors open to the rear terraced garden. Three double bedrooms are on the ground floor, one has an en-suite wet room and the other two share a bathroom.

The front garden is low maintenance, mainly laid to lawn and there is also a double garage and parking.

TENURE

Freehold. There is a service charge of approximately £1100 per annum which covers water, maintenance of the communal areas, driveway, sewerage treatment plant and communal electricity.

SERVICES

Mains electricity. Private water and drainage. LPG underfloor heating.

LOCAL AUTHORITY

South Hams District Council, Follaton House, Totnes, Devon TQ9 5NE. Tel: 01803 861234. Council Tax - to be assessed.

VIEWING

Strictly by appointment with Harriet George Properties Limited.

DIRECTIONS

From Kingsbridge, take the A379 towards Dartmouth passing through Torcross and along the coast road for about a mile. Turn left at the sign for Slapton. Continue through the village and after about a mile take a left fork signposted Pittaford. Bear left at a T junction and after a few hundred yards turn left at the sign "Farms Only". Orchard Coombe Barns is signposted on the right hand side.



Approximate Gross Internal Area = 103 sqm 1108 sq ft

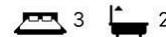


Illustration for identification purposes only,
measurements are approximate, not to scale.



6 DERBY ROAD | KINGSBRIDGE | DEVON TQ7 1JJ

T 01548 856992 M 07919 526786 E harriet@harrietgeorge.co.uk

www.harrietgeorge.co.uk

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. Floorplans are for guidance purposes only and may not be to scale. The photographs show only certain parts and aspects of the property at the time they were taken. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

ALL STATEMENTS CONTAINED IN THESE PARTICULARS AS TO THIS PROPERTY ARE MADE WITHOUT RESPONSIBILITY ON THE PART OF HARRIET GEORGE