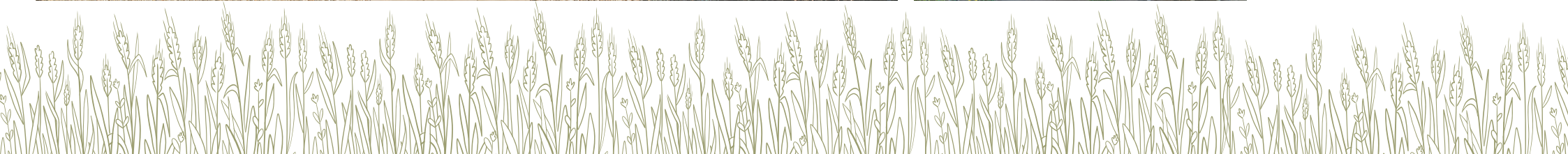




Set within gently undulating South Devon countryside, Coleridge Barns offers a rare balance of rural calm and everyday convenience. Approached along quiet lanes, with the village of Chillington an easy walk away, Threshers forms part of an intimate collection of just fourteen homes in this beautifully composed Barn Conversion, each thoughtfully created from traditional stone buildings dating back to the late nineteenth century. The setting feels quietly established, with shared Grounds that foster a genuine sense of community, where neighbours and families gather for summer barbecues, Threshers unfolds across three floors, its design both practical and quietly expressive.



The Entrance Hall immediately sets the tone, rising to a part-galleried height that draws in natural light and creates an uplifting sense of arrival. From here, the Principal Bedroom offers a calm retreat, defined by generous proportions, high ceilings and built-in wardrobes, alongside a well-appointed En-Suite Bathroom.. A handy Utility Room and Cloakroom complete this level.





Ascending to the first floor, the home opens into a beautifully arranged Living Space where day-to-day life centres. The Sitting Area, Dining Area and contemporary Kitchen flow together with ease, creating a sociable environment equally suited to quiet evenings or entertaining.





. French doors lead out to the private Garden, which has been carefully arranged for ease and enjoyment, with a paved Patio and raised stone beds providing structure and colour throughout the seasons.





Across the landing, a separate West-facing Balcony captures the changing light across the day, offering a peaceful vantage point over the Courtyard and surrounding greenery.

A Study area on the Landing provides a considered space for work or reading.





The second floor continues the sense of volume and light, with vaulted ceilings enhancing three further Bedrooms. Each room is thoughtfully arranged, with built-in storage in two, and served by a spacious Family Bathroom designed for both comfort and practicality.

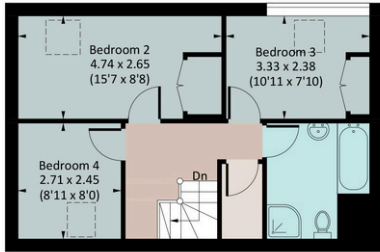
Threshers also has a particularly generous Garage, set separately from the home with Parking directly in front. Outward opening wooden doors provide excellent access.



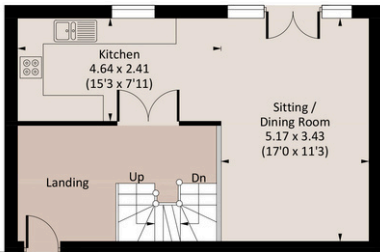
Above, a thoughtfully created mezzanine level introduces a versatile additional layer, illuminated by a skylight, this unexpected space lends itself equally well to use as a Workshop, Studio or Storage, enhancing the practicality of the home without compromising its sense of character.

Threshers is a home that offers both retreat and connection, shaped by its surroundings and the rhythm of life in this quietly sought-after corner of Devon.

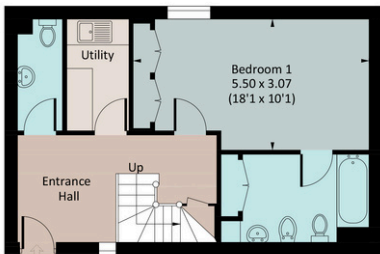




SECOND FLOOR



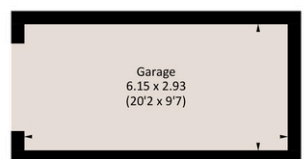
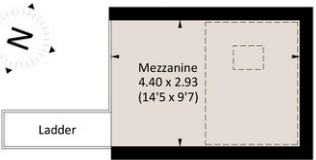
FIRST FLOOR



GROUND FLOOR

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Approx. gross internal area
1388.4 Sq Ft. / 129.0 Sq M. Exc. Garage / Mezzanine
Garage / Mezzanine = 356 Sq Ft. / 33.1 Sq M.



GARAGE WITH MEZZANINE WORKSHOP

The Little Details

- **Postcode:** TQ7 2HR
- **Tenure:** Freehold
- **Annual Service Charge:** £155 pcm To Cover Maintenance Of Gardens, Car Park & Private Drainage
- **Council Tax Band:** E
- **Local Authority:** South Hams District Council
- **EPC rating:** E
- **Services:** Mains Electricity & Water - LPG Gas For Heating & Private Drainage
- **Broadband Speed:** Standard Up To 24 Mbps
- **Mobile Signal:** Good
- **Parking:** Garage with parking in front
- **Access:** 3 Steps Up To Courtyard and One To The Front Door
- **Transport:** Totnes (13 miles) For Mainline Trains To London. A38 Devon Expressway: 14 Miles, Kingsbridge: 6 Miles, Dartmouth 11 Miles

- Electric Hob & Oven
- LPG Gas Central Heating
- Mains Water Supply & Private Drainage
- Private Patio Garden & Balcony

About the Local Area



Beaches:

Slapton Sands, Strete Gate, Beesands



Cinema:

Flavel Dartmouth. Merlin Kingsbridge



Theatre:

The Flavel, Dartmouth.



Restaurants:

The Bear & Blacksmith, The Tradesmans Arms



Watersports:

Slapton Ley Fiel Centre, Yoga, Field & Sea



Shops

Chillington Village Shop, Stokely Farm Shop



Schools:

Stokenham, Stoke Fleming, Kingsbridge



Sports:

Quayside Leisure Centre, Kingsbridge



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