



HINGSTON BOROUGH BARN KINGSBRIDGE

£1,895 Per

A beautifully finished 4 bed, 1 en-suite barn conversion offering reverse level accommodation in a unique rural setting. The property comprises, 4 bedrooms, 1 en-suite wet room, family bathroom, open plan living area with high spec kitchen, breakfast bar, dining area and sitting room with woodburner, parking for 2 cars, integral garage with utility area, detached garden and sun terrace. Available for a long let. EPC D



Full Description

A generous vaulted entrance hall welcomes you into the home through the large contemporary oak door. Storage cloaks cupboard to one side, sandstone flooring throughout the lower hallway. Obscure glazed door opening to rear gravel patio area. Impressive oak staircase rising to the first floor which opens into the open plan dining area, kitchen/breakfast and sitting room area.

Kitchen with breakfast bar, with low level vacuum extraction port. Double sink set within a granite worksurface. Integrated dishwasher. Range cooker with induction hob and extractor over. American style fridge freezer. Vaulted ceiling with exposed beams and feature lighting. Oak flooring throughout the kitchen and dining area. French doors open out onto the south facing sun terrace offering views over the surrounding area.

The dining area overlooks the entrance hall through the galleried balustrading to the front door. Velux window above and large entrance window provides plenty of a light into the area. Low level wall providing separation into the spacious sitting room area. Further apex window to the side overlooking the driveway entrance and additional low level window to front. Exposed beams. Woodburning stove set on a tiled hearth.

The property is connected to a central vacuum system which provides effective deep cleaning throughout. Stereo Sonos System and intelligent lighting.

On the ground floor the spacious master bedroom is bathed in light from the dual aspect windows. Fitted wardrobes and drawer unit. Door to En-suite wet room.

Fully tiled with glass shower screen, rainfall shower head and

separate handheld shower. Wash hand basin with decorative mixer taps set over a vanity drawer unit. Mirror above. WC. Heated towel rail. Recessed lighting.

Bedroom 2 is a good size double bedroom, currently housing 2 single beds. Window to front.

Bedroom 3 is a double bedroom with window to side with frosted glazing, currently housing bunk beds.

Bedroom 4 a double bedroom with dual aspect windows to front and side.

To the outside is parking for 2-3 cars. Pedestrian door opening to large integral garage housing the LPG boiler providing the central heating and hot water. Utility area with plumbing for washing machine and tumble dryer. Master unit for the central vacuum/extraction system.

Detached garden with childrens play area. The property is located on a working rural farm.

Services - Mains water, private drainage, Electric, LPG gas fired boiler providing central heating and hot water.

Council Tax is currently Band E.

Local Authority - South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE.

Letting - The property is available to rent on an Assured Periodic Tenancy. All deposits for a property let by Charles



Head are held in an approved Tenancy Deposit Scheme. Usual references required.

Viewings strictly by appointment with Charles Head.

Holding Deposit And Tenant Fees - This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). For full details of all permitted Tenant Fees payable when renting a property through Charles Head please refer to the Scale of Tenant Fees available on Charles Head website, office or on request. For further clarification before arranging a viewing please contact the lettings office dealing with the property.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 

EPC Rating: D Council Tax Band: E

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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