



THE STABLES LOWER POOLE FARM EAST ALLINGTON

£795,000
FREEHOLD

A luxurious barn conversion combining heritage charm with modern design, set within the private Lower Poole Farm Estate



- Exceptional barn conversion combining traditional stone architecture with modern design and luxury finishes
- Situated within the exclusive Lower Poole Farm estate, property accessed via a private road with secure electric gates
- Two generous ground floor bedroom suites, both with fitted wardrobes and ensuite shower rooms
- Stylish bar and day room opening directly onto the courtyard, ideal for entertaining and indoor–outdoor living

The Stables is an exceptional barn conversion, blending traditional stone architecture with modern design and high-end finishes. Set within the Lower Poole Farm estate, the property forms part of an exclusive collection of homes reached by a private road, offering both privacy and a sense of community.

On the ground floor, the entrance hallway, leads to two generous bedroom suites, each with fitted wardrobes and ensuite shower rooms. A w/c connects to a utility and plant room, while a cosy living room provides a calming retreat. From here it leads into a newly created bar and day room, which in turn leads directly to the courtyard — a versatile space designed for entertaining and relaxed indoor–outdoor living.

Upstairs, the heart of the home is a striking open-plan kitchen and dining space. Complete with integrated appliances, a breakfast bar, and a large walk-in pantry, it has been designed with both practicality and style in mind. Exposed beams celebrate the building's heritage, while a snug opens onto the balcony overlooking the grounds. A ladder leads to a mezzanine level which provides a versatile space for reading or as an office area. Off the snug is the principal bedroom suite, a luxurious retreat featuring a dressing room, ensuite shower room, and a freestanding bath positioned beneath a Velux window. This space feels like a high-end hotel suite, the perfect private escape from the world.

Externally, the property offers landscaped gardens with paved terraces, raised beds, and lawns, designed to provide a choice of sun and shade throughout the day. A detached outbuilding, with power and water connected, offers flexibility as a studio, games room, home office or the perfect multi-use area.

Additional features include ample parking, secure electric gates, electric car charging point and a large bat house at the edge of the grounds.

Flooded with natural light and beautifully proportioned. The Stables combines character, luxury, and practicality — equally suited as a main residence or a lock-up-and-leave home. It also benefits from a 10-year Build Zone warranty, with approx 6 years remaining.

Location-The popular rural village of East Allington offers a thriving local community with an Inn, church, well regarded primary school, pre-school, and a community village shop. Surrounded by unspoiled rolling countryside the village is within easy reach of the beautiful coastline, beaches, and estuaries of the South Hams. The towns of Kingsbridge, Totnes, and Salcombe, with their more extensive commercial and leisure facilities, are all within easy reach. Kingsbridge is a sought-after market town nestled at the estuary head in the beautiful South Hams, a designated Area of Outstanding Natural Beauty. You'll find an array of independent shops, renowned dining experiences and cosy local pubs. The town amenities include two supermarkets, petrol station, cinema, leisure centre, medical facilities, community hospital and excellent schools. Kingsbridge Community College is one of the top-rated secondary schools in the UK.

Tenure: Freehold

Council Tax Band: E

Local Authority: South Hams District Council



- Striking first floor open-plan kitchen and dining space with integrated appliances, breakfast bar and large walk-in pantry
- Exposed beams, mezzanine level and feature snug with balcony, blending character with versatility
- Principal suite with dressing room, ensuite shower room and freestanding bath beneath Velux window
- Landscaped gardens with paved terraces, raised beds and lawns offering both sun and shade throughout the day
- Detached outbuilding with power and water, suitable as a studio, games room or flexible multi-use space
- Ample parking and 7 years remaining on a 10-year Build Zone warranty

Services: Mains Electricity and Water. Private Drainage. Air Source Heat Pump.

Service Fee: £330.00 per annum

EPC: Current D (55) Potential C (79)

Viewings: Very strictly by appointment only

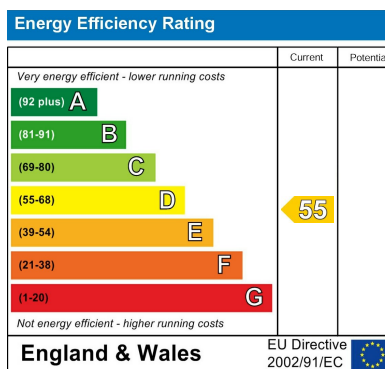
Directions: As you drive into East Allington follow the road straight passing Lister Way which will be on your right. Shortly after there will be a left turn which is sign posted Lower Poole Farm, follow the road and the property will be on your right.

What three words: [///outsize.chairing.case](http://outsize.chairing.case)

IMPORTANT NOTICE: 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. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Charles Head, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 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 CHARLES HEAD.





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

Kingsbridge Sales
58 Fore Street
Kingsbridge
Devon
UK
TQ7 1NY

01548 852352
kingsbridge@charleshead.co.uk
<https://charleshead.co.uk/>