



Rectory Barn

East Portlemouth, Salcombe, Devon

**STRUTT
& PARKER**

BNP PARIBAS GROUP

An exceptional contemporary barn conversion nestled within attractive grounds with superb estuary views

A beautifully presented and sensitively-modernised barn conversion with five bedrooms, indoor hydro pool, gym and approx 1.56 acres. The property is located near to the highly desirable and beautiful estuary village of East Portlemouth, at the heart of the much sought-after South Hams.



3 RECEPTION ROOMS



5 BEDROOMS



5 BATHROOMS



**HYDRO POOL
TRIPLE
GARAGE**



1.56 ACRES



FREEHOLD



VILLAGE



6,442 SQ FT



**OFFERS IN
EXCESS OF
£4,500,000**

The property

Rectory Barn was designed by the Harrison Sutton Partnership in Totnes and offers almost 6,400 sq ft of spacious and light-filled accommodation arranged in an upside-down configuration over two floors. The property sensitively combines contemporary design with original features and offers immaculate accommodation throughout with high quality fixtures and fittings. The lower ground floor accommodation flows from a welcoming double-height reception hall and lobby. The reception hall features an impressive sunken wine cellar, a staircase with a galleried landing above, and a lift to the upper floor, while the lobby includes bespoke storage and is illuminated by a large sky lantern. From here, there is access to a wooden-floored media room/library with bespoke storage, a fitted utility room, and four double bedrooms. The principal bedroom features two dressing rooms and a contemporary en suite bathroom with twin sinks, a freestanding bath, and a separate shower. The remaining three bedrooms each have an en suite bathroom, with one also providing access to a useful boot/wet room accessible from the front courtyard.

On the upper ground floor a landing with large sky lantern opens to a large vaulted living room and library with wooden flooring, exposed A frame beams and two sets of French doors, one opening to a Juliet balcony and the other to the terrace. The vaulted kitchen/dining room has a range of wall and base units including a large central island, an Aga, modern integrated appliances, bespoke built-in seating and bi-fold doors to the terrace. A generous inter-connecting fitted pantry kitchen with a door to the rear courtyard completes the facilities.

Outside

Set behind stone walling, the property is arranged in a U-shape around a block-paved courtyard, accessible through a sliding electric gate also providing access to double and single garages. The property is nestled within attractive grounds of approximately 1.56 acres and includes a landscaped garden at the rear that is laid to gently sloping lawn bordered by mature shrubs and trees providing a high degree of privacy. There is an office/bedroom 5 above the triple garage with en suite facilities providing flexible accommodation.













The garden features numerous seating areas, affording exceptional views towards the estuary, a walled courtyard garden with link-attached hydro pool/gym, a spacious studio/bedroom with en suite bathroom, suitable for a variety of uses, and a large, paved terrace. The whole is ideal for entertaining and al fresco dining.

Location

The desirable and beautiful estuary village of East Portlemouth sits at the southern end of the Kingsbridge Estuary at the heart of the much sought-after South Hams region of South Devon. The village is nestled in an area of outstanding natural beauty and boasts a beautiful sandy beach with hidden coves set amongst a backdrop of woodland and coastal paths. East Portlemouth is a small community with a village hall and a historic parish church, there is an excellent restaurant and bar nearby with water sport facilities at Port Waterhouse along with a seasonal café and shop. The village benefits from a ferry linking it to the renowned town of Salcombe on the opposite side of the estuary, a yachting haven famed for its uncommonly temperate climate, verdant unspoilt

countryside and spectacular coastline. Salcombe has boat parks, slipways and mooring pontoons at Batson and Shadycombe Creeks, making it the ideal location for anyone with a keen interest in the water. Once a thriving fishing village, it still retains much of its original charm and character and provides a good selection of amenities including boutique shopping and numerous well-regarded restaurants and public houses. The town also has a protected harbour offering deepwater berths and numerous coves and sheltered anchorages, making it an excellent base for dinghy sailing, water sports, boating and long coastline walks. The nearby Georgian market town of Kingsbridge has an excellent range of shopping facilities with two large supermarkets and other small local retailers together with multiple health care facilities, a leisure centre and other recreational facilities. The property enjoys excellent communication links: Ivybridge station offers regular trains to Paddington in just over 3 hours, the A38 Devon Expressway gives access to major towns and to the motorway network and Exeter Airport offers a growing number of national and international flights.



Distances

- Salcombe 1.5 miles (route includes ferry)
- Kingsbridge 8.3 miles
- A38 (Devon Expressway) 17.6 miles
- Exeter Airport 45.4 miles
- Exeter 48.4 miles

Nearby Stations

- Ivybridge
- Totnes

Key Locations

- East Portlemouth Beach
- Waterhead Creek
- Batson Creek
- Salcombe Harbour and Estuary
- North and South Sands beaches
- Overbeck's Garden (National Trust)

Nearby Schools

- Salcombe CofE Primary
- Charleton CofE Academy

- Kingsbridge Academy
- Kingsbridge Primary School
- Malborough with South Huish CofE Primary School
- West Alvington CofE Academy
- Totnes Independent School
- Park School











RECTORY BARN | East Portlemouth | Devon

Total Area: approx. 598.5 sq. metres (6442.2 sq. feet)

Floorplans

House internal area 6,442 sq ft (598 sq m)
For identification purposes only.

Directions

TQ8 8PA

///What3words: modern.locating.chuck - brings you to the property

General

Local Authority: South Hams District Council

Services: Ground Source heat pump. LPG boiler servicing underfloor heating throughout, air conditioning, mains water and electricity, private drainage via a treatment plant which we understand is compliant with current regulations. Air filtration system, Crestron lighting system, surround sound.

Broadband: 4G/fibre broadband

Council Tax: Band G

EPC Rating: E

Wayleaves and easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

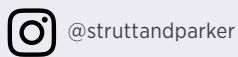
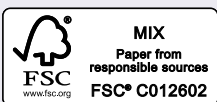
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