



The Brewery, Sorley

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Kingsbridge, TQ7 4BP

Salcombe 7 miles Totnes 12 miles Plymouth 27 miles

- Open-plan kitchen/sitting room
- Dining room and Study
- 4 Beds (2 ensuite)
- Decked terrace and garden
- Triple bay open barn garage
- Modern barn available by sep. negotiation

Guide price £650,000

SITUATION AND DESCRIPTION

Sorley is just a mile or so to the north of Kingsbridge, a market town at the head of the Salcombe estuary which offers an excellent range of shops and local facilities including a health centre/ cottage hospital, a highly-rated (OFSTED) community college and a sports centre. The town of Salcombe is some 6 miles away. The medieval market town of Totnes, with its mainline station is approximately 20 minutes away, as is the port and naval town of Dartmouth.

The property was converted around 9 years ago and now affords accommodation of much character which is superbly presented throughout. With its vaulted ceilings with numerous Velux windows and solid oak flooring throughout, the first floor is particularly light and airy and includes an open plan living space, study and master bedroom. At ground floor level, there are three further bedrooms, one with an en-suite bathroom whilst the other two are serviced by a centrally located family bathroom.

Externally, there is a wonderful, west-facing deck and, in addition to car hard-standing for several cars, it also has an open-fronted triple bay barn garage. An adjoining field (approx. 2 acres) and a large agricultural barn of some 7,200 sq ft are also available by separate negotiation, if required with the barn having solar panels on the roof.

The property is available with IMMEDIATE VACANT POSSESSION.

ACCOMMODATION

The property is accessed via a glazed entrance with matching side screen which leads to the entrance hall which, in common with the whole of the first floor, has a vaulted and beamed ceiling with exposed A-frame timbers. In addition to a Velux window, there is a window to floor level overlooking the rear garden.

A staircase leads down to the lower ground floor. Door to Cloakroom with two-piece suite. Door to master bedroom and glazed, double-opening doors to Dining room with an arrow slit window to the rear and a door leads off to the study.



A stunning detached reverse level barn of exceptional character with wonderful rural views towards Dartmoor





Two steps lead up to the open plan kitchen/sitting room which is a wonderful room with two windows plus glazed double-opening doors from the sitting area to the deck area and from where far-reaching rural views are enjoyed to Dartmoor in the distance. Attractive wood burner with stainless steel flue and on a glass hearth.

The kitchen area is superbly fitted and equipped with a range of Shaker-style units with cream fronts and soft-close drawers. 1.5 bowl sink unit with mixer tap fitting, adjoining black granite work-surfaces with matching upstands/cut-out drainer with cupboards and drawers under. AEG five-burner gas (Calor) hob with extractor over and double oven below. Built-in AEG dishwasher and large Hotpoint fridge Matching dresser/display unit. Door to utility room with sink unit and cupboards and a large airing cupboard housing the Worcester oil-fired boiler (hot water and central heating), Heatrae Sadia Megaflow water tank and slatted shelving.

The master bedroom suite has a window to the side and two further arrow-slit windows to front and rear. The shower room is extensively-tiled and has a contemporary-style three-piece suite in white comprising corner shower cubicle with Mira unit, vanity hand wash basin and WC. Ladder-style heated towel rail/radiator.

LOWER GROUND FLOOR

Hallway with part glazed door with access to large decking area and rear garden. The guest bedroom has two windows to the rear and an extensively tiled ensuite bathroom with three-piece suite in white. The two bedrooms are both of a good size and serviced by a centrally positioned bathroom which is again extensively tiled and fitted with a three-piece suite in white.

OUTSIDE

Immediately to the rear of the property is a full length deck terrace which leads directly on to a pleasant lawned garden area.

To the front of the property is a further extensive deck which is west-facing and receives the sun for much of the day. Beyond this is a generous lawned garden whilst a hard-standing area alongside affords hard-standing for several cars.

Detached triple bay open barn garage measuring 35' x 28' including a dry store (10' x 8')

AGENTS NOTE

An ADJOINING FIELD and A MODERN MULTI PURPOSE AGRICULTURAL BARN (measuring approximately 90' x 80') and partly divided internally to provide loose boxes, workshop and storage is also available, if required, by separate negotiation.

SERVICES

Mains electricity and water. Private drainage to septic tank. Oil-fired central heating.

LOCAL AUTHORITY

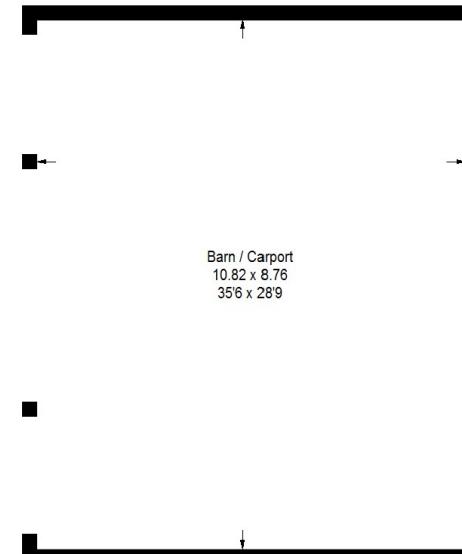
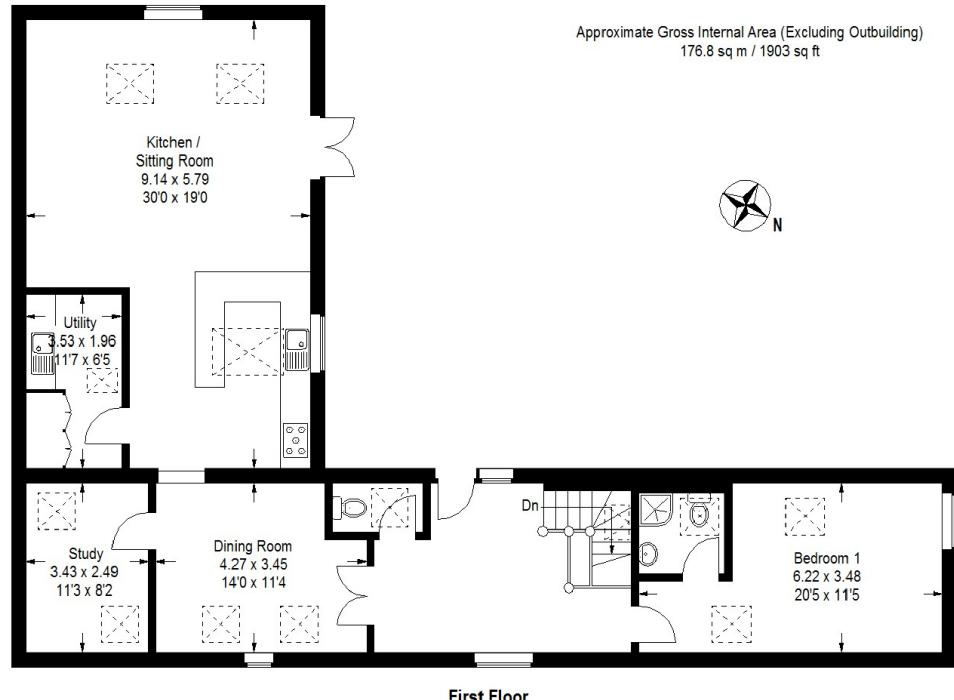
South Hams District Council, Pollaton House, Plymouth Road, Totnes, Devon TQ9 5NE. Tel: 01803 861234. Council Tax currently Band F,

VIEWING

At the request of the vendors, strictly by appointment please through the sole agents Stags Kingsbridge office (01548) 85313

DIRECTIONS

From Kingsbridge, take the B3194 Loddiswell road. Follow this road out of the town and through Sorley Green Cross. Turn left after a further 400 yards or so into the Sorley entrance. Follow the drive down and then take the unmarked driveway up to the right past Wheel Barn and the property will be found some 50 yards further along on the left hand side.



(Not Shown In Actual Location / Orientation)

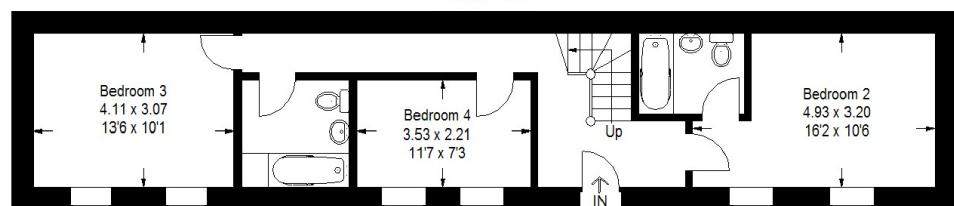


Illustration for identification purposes only, measurements are approximate, not to scale.
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