

COUSINS FARM, DUNSTONE, NR. KINGSBRIDGE



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



COUSINS FARM

Dating back to the 1500's and originally providing farm buildings to the neighbouring farm, Cousens Farm was converted in the late 80's and early 90's and now provides flexible and spacious accommodation in the main barn, with the addition of two letting properties, that provide a good income, alternatively they could provide multigenerational accommodation for family.

Entering the barn through a large, sheltered terrace, ideal for entertaining, the main barn has a lovely open plan kitchen diner with oil fired Aga, plus separate electric cooker and induction hob, providing a lovely family area. There is a separate utility, a useful addition for the family home. A door leads through to a large sitting room with feature stone fireplace housing a wood burner. Vaulted ceiling with exposed beams and a number of windows with deep slated windowsills, add to the character of this room. Stairs lead up to the master bedroom, with large ensuite bathroom, which also has a separate shower. From these rooms there are wonderful views over the fields and countryside.

Back downstairs there is a ground floor double bedroom and separate shower room and stairs leading up to two further double bedrooms, both with ensembles.

Back over the large terrace to the front lawned gardens that overlook fields and countryside, you access The Cottage through a large conservatory, that has the addition of an open fire. Doors lead to an inner hall and cosy sitting room with wood burner, large kitchen/dining room and bathroom. Stairs lead up to two double bedrooms. Outside there is a private seating area.

Attached to the Cottage there is a useful games room/gym with storage above.

A large drive provides ample parking and a double garage and around the side of the garage, you have The Loft. On the ground floor a compact kitchen and shower room, with stairs up to an open plan sitting/ bedroom. To the front of The Loft is a private garden and decked area with the addition of a hot tub, from which you can enjoy lovely views over the fields and countryside.

Gardens And Grounds

Private gardens with views over fields and countryside along with a spacious terrace to the front of the property. Driveway with double garage and ample parking. Over the lane is a paddock of approximately ½ acre, with vehicular access from the lane, ideal for keeping chickens, goats or a small pony. There is also a small pod, ideal for storage or home office. There is also an old stable with additional storage.







KEY FEATURES

- Spacious and flexible accommodation providing an income through Airbnb, or use for multigenerational living
- Full of character with exposed stone walls, old beams, deep slate windowsills and log burners
- 4 bedrooms in the main barn all with en-suites
- 2 bed cottage with sitting room, kitchen/diner and conservatory
- 1 bed Loft with open plan living/bedroom and separate kitchen and shower room
- Private gardens and terraces with wonderful views of the surrounding countryside
- Small paddock over the lane ideal for a pony, goats, chickens, or veg patch, along with an old stable and useful storage
- Double garage and ample parking
- Easy access to the coast at Beesands and the surfing beach at Lannacombe







PROPERTY DETAILS

Property Address

Cousins Farm, Dunstone, Kingsbridge, Devon, TQ7 2LW

Mileages

Kingsbridge 6 miles; Salcombe 12 miles; A38 Devon Expressway 18 miles;
Plymouth 28 miles (distances are approximate)

Services

Mains water and mains electricity, oil fired central heating. Electric heating and wood burner in The Cottage. Electric heating in The Loft. Private septic tank. Each property is on a separate electric meter.

EPC Rating

Current: 10, Potential: 77

Council Tax - Band G

Tenure - Freehold

Authority

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon TQ9 5NE. Tel: 01803 861234.

Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

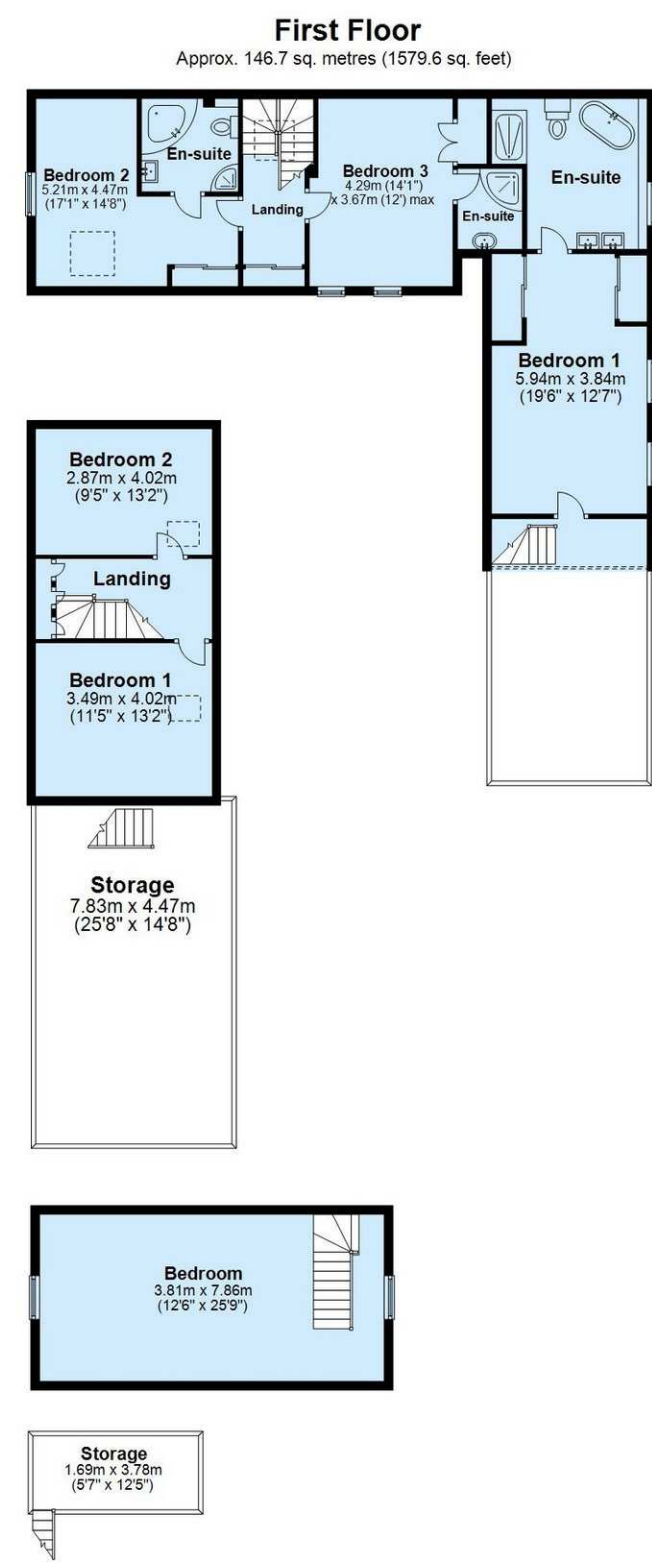
Directions

From Kingsbridge take the A379 along the embankment towards Dartmouth. When you reach Frogmore opposite the shop, turn right over the bridge signposted East Portlemouth. Continue for approximately three quarters of a mile then turn left towards East Portlemouth and Ford. Upon reaching the hamlet of Ford, continue round sharp right-hand bend and turn immediately left before the telephone box. Following this road for about ½ mile and Cousens Farm will be found on the right-hand side.



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FLOOR PLAN



Total area: approx. 312.7 sq. metres (3365.9 sq. feet)






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