

CHI

CHARLES HEAD

EST. 1902

EXPERTS IN PROPERTY



Foxglove Barn • Ford

CHI



# Foxglove Barn

Ford • TQ7 2LN

Experience the Charm of Foxglove Barn

Salcombe 12.7 miles | Kingsbridge 6.7 miles | A38 Devon Expressway 16.9 miles | Totnes 15.4 miles (London Paddington 2 hours 5 minutes) (all distances and times approximate)

## Ground Floor

Entrance Hallway | Kitchen/Dining Room | Garden Room | Bedroom 3 |  
Bedroom 4 | Utility/Shower room

## First Floor

Living Room | Bedroom 1 With En-suite | Bedroom 2 With En-suite

## External

Ample Driveway Parking | External Storage | Approx. 2 Acres, Large Pond |  
Second Driveway

Charles Head  
113 Fore Street, Kingsbridge Devon  
TQ7 1BG  
01548 852352  
kingsbridge@charleshead.co.uk





Indulge in the enchantment of Foxglove Barn, an extraordinary haven situated in the picturesque hamlet of Ford. This captivating semi-detached barn conversion seamlessly merges the tranquility of rural living with the convenience of proximity to nearby villages, including the delightful South Pool, and essential amenities.

A grand entrance, marked by a gated driveway, unfolds to reveal a sprawling private parking area, offering ample space for vehicles or the option of boat storage.

Step through the substantial oak door, and you'll find yourself immersed in a world of charm and sophistication. The ground floor unfolds to reveal an inviting entrance hallway, a versatile utility room/shower room, and two charming double bedrooms. The heart of the home lies in the open-plan kitchen/dining room, boasting a shaker-style kitchen, a central island, a delightful window seat with garden views, an Aga, and rustic beams. A subtle step down leads to the garden room, a beautifully designed oak extension that bathes the space in natural light, effortlessly connecting indoor and outdoor living with two sets of doors opening to the meticulously landscaped garden.







Ascend to the first floor and step into an elevated ambiance of elegance, where high ceilings and exposed beams heighten the sense of sophistication. The first floor boasts two bedrooms and a captivating living room. The master bedroom indulges in an en-suite shower room and built in wardrobes, while the second bedroom features its own en-suite bathroom.

Continuing your exploration through the property, you'll be greeted by a warm and inviting living room. This space exudes charm, complete with a mezzanine area that offers a captivating view overlooking the garden room. Flooded with natural light from velux windows, this living area serves as an ideal sanctuary for relaxation. Furthermore, floor windows provide a stunning vantage point to admire the incredible garden beyond. Convenience meets style with a strategically placed storage cupboard.









## External & Grounds

The meticulously landscaped grounds, spanning approximately 2 acres, contribute to the property's allure.

Mature trees, fruit trees, and a flat area designed for summer evenings with outdoor furniture create an atmosphere of refinement. A meandering stream and a picturesque bridge, adds an extra touch of allure, leading to a tranquil large pond.

A spacious patio area, surrounded by meticulously tended flower beds, offers a perfect setting for outdoor gatherings. Steps lead down to the Dutch Barn offering additional storage space. This inviting space is evenly divided, with 50% dedicated to your exclusive use and the remaining 50% shared with your neighbor.

Embrace sustainable living, as the property is equipped with solar panels, adding an eco-friendly touch to its list of features. Discover a haven of peace and elegance at Foxglove Barn – where the charm of the countryside converges with modern comfort, inviting you to savour the moments of life in refined splendour.

CHI



# Ford and surrounding areas



Nestled amidst tranquil surroundings, Foxglove Barn offers convenient access to local beaches, towns such as Kingsbridge and Dartmouth, and villages like Stokenham and Chillington, each boasting additional amenities. A leisurely stroll takes you to the acclaimed South Pool village, home to the renowned Millbrook Inn, where you can savor local delicacies. Moreover, the property sits close to the captivating South West Coastal Path, allowing nature enthusiasts to traverse its scenic routes with ease, immersing themselves in breathtaking vistas of the coastline. Indulge your water enthusiasm with perfect access from South Pool creek for paddleboarding or sailing down to Salcombe, while adventurers can explore the natural beauty of Charleton Marsh and Frogmore Creek, both just a short drive away. Whether seeking tranquility or outdoor adventures, Foxglove Barn provides a gateway to a diverse array of experiences along the captivating southwest coast

Nearby villages such as Stokenham feature local primary schools, pubs, and village halls, while Chillington offers a doctor and health care centre, post office, and farm shops. The picturesque town of Kingsbridge, with its charming estuary, hosts a fantastic array of local and independent shops, restaurants, pubs, supermarkets, cinema, leisure center, medical facilities, schools, and churches—all within the embrace of a small-town ambiance and a strong community spirit. Dartmouth, gracing the estuary of the River Dart, captivates with stunning views toward the sea and Kingswear. The town boasts a delightful selection of local shops, independent amenities, public houses, restaurants, and engaging local events, including the Dartmouth Regatta, food festivals, and the annual Crab festival.

Salcombe, a highly sought-after destination at the heart of the South Hams region, resides in an 'Area of Outstanding Natural Beauty.' Known for its crystal-clear turquoise waters along the estuary, Salcombe offers a delightful array of local shops, independent boutiques, restaurants, public houses, boat parks, slipways, and mooring pontoons at Batson and Shadycombe Creeks. Enjoy local events like the Salcombe Regatta, food and music festivals, and the annual Crab festival. With its unique microclimate, Salcombe transports you to a world of its own.

**Tenure:** Freehold

**Council Tax Band:** F

**Local Authority:** South Hams District Council

**Services:** Mains electricity and water. Private drainage, electric heating and solar panels.

**Directions:** Directions: From Kingsbridge take the A379 towards Dartmouth. On reaching the village of Frogmore turn right and continue over the bridge (signed South Pool). Follow the road and after approx. 1 mile turn left. This will take you directly into the Hamlet of Ford. Continuing through the hamlet and up the hill the property will be on your left.

**Viewing's:** Very strictly by appointment only.

EPC to be added

**Ground Floor**  
Approx. 94.1 sq. metres (1013.4 sq. feet)



**First Floor**  
Approx. 77.6 sq. metres (834.9 sq. feet)



Total area: approx. 171.7 sq. metres (1848.3 sq. feet)

**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.