



1 Steward Barns



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Steward Farm, Moretonhampstead, TQ13 8SD

Moretonhampstead 1.1 miles, Lustleigh 3.1 miles, Chagford 5.3 miles, Bovey Tracey 6.2 miles, Exeter 14.9 miles

A beautiful and versatile 6 bedroom barn conversion with gardens and grounds amounting to 1.44 acres.

- Fine barn conversion
- Separate woodland area
- Potential for multi-generational living
- Generous plot
- Council Tax Band: G
- Spacious open-plan living area
- Within Dartmoor National Park
- Landscaped gardens
- EPC: E
- Freehold

Guide Price £775,000

SITUATION

This impressive barn conversion is situated in a rural and accessible location nestled in the Wray Valley near the picturesque ancient market town of Moretonhampstead in the Dartmoor National Park. There is a range of facilities in the town, including a post office, supermarket, greengrocer, butcher/deli, health centre, pharmacy and dentist along with a lovely 15th century Parish Church, primary school, sports centre and swimming pool. There are cafés, a pizzeria and pubs for refreshments and the nearby Wray Valley Trail provides a scenic path for cyclists and walkers. Local attractive towns and villages including Chagford and Lustleigh offer further amenities. The property is conveniently close to the B3212 to Exeter and the A30 to Cornwall. It lies only 7.8 miles from the A38, which links with Exeter and the M5 to the north and Plymouth and the South Hams to the south. Both cities have rail links to London on the Paddington and Waterloo lines.

DESCRIPTION

This is a handsome, detached, south-facing family house, whose internal design optimises the space of the original granite hay barn to create a flowing open-plan, split-level downstairs area, which is the heart of the home. Exposed beams, a high-vaulted ceiling and a substantial granite hearth complement the character of the building. The kitchen with mezzanine, dining room and sitting room work together to create a wonderful entertaining space. Although the layout is designed as a cohesive whole, there is potential to create a self-contained annexe for multi-generational living. Outside, the pretty tiered gardens have been landscaped and well planted and there is an area of sloping woodland adjacent to the property.



ACCOMMODATION

French doors from the paved terrace open into the spacious and vaulted open-plan living space comprising of a galleried kitchen/dining area with terracotta tiled floor and hand-crafted, wood-fronted kitchen units with integrated fridge and freezer, butler sink and a double oven range. There is a central island with storage cupboards and granite work surface and a walk-in larder. Steps lead down to a lovely sitting room with ceiling beams and an impressive granite inglenook fireplace with large log burner on slate. On from the sitting room is a rear hallway with utility cupboard, a double bedroom with en-suite shower room, and a rear door to two parking spaces. Steps from the sitting room lead to the spacious family room with doors to the front and rear gardens and a separate cloakroom. Stairs from the dining area lead to the master bedroom with fitted wardrobes and an en-suite bathroom. This communicates with a bedroom, which is currently used as a dressing room. A landing area provides access to two further bedrooms and a family bathroom. A further staircase descends to the family room. A third staircase from the kitchen leads to a mezzanine/study from which there is a double bedroom with en-suite bathroom.

GARDENS AND LAND

The property is approached through a five-bar gate over a driveway with parking for three cars to the double garage with green roof. The area is flanked with granite walls. A low stone wall with planting surrounds a level lawn with shrub border and two espaliered pear trees. A lovely paved patio with water feature is enclosed within granite walls on three sides and is adjacent to the French doors from the kitchen. Stone steps lead up from the patio to the garden, which comprises delightful lawned areas with beautifully planted shrub and herbaceous borders. The garden is protected on two sides by grass banks and is a marvellous vantage point from which to enjoy the views over the hamlet to the woods behind. Adjacent to the property is a grass bank and wild woodland area with a pathway meandering up through it to an open space with a wonderful aspect along the Wray Valley.

SERVICES

Mains electricity and water, private drainage (shared septic tank with costs per property of approx £100 p.a.). Oil central heating provided through two separate boilers. All the principal living areas have underfloor central heating with individual thermostats.

Broadband - 28.3 download / 3.43 upload

DIRECTIONS

From Exeter proceed on the A38 towards Plymouth taking the exit at Drumbridges for Bovey Tracey and Newton Abbot. Take the A382 past Bovey Tracey and head towards Moretonhampstead and after 6.2 miles the property will be found on your left.

What3words - suffice.layover.lotteries



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 77 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | 52 | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |

21/22 Southernhay West, Exeter,
Devon, EX1 1PR

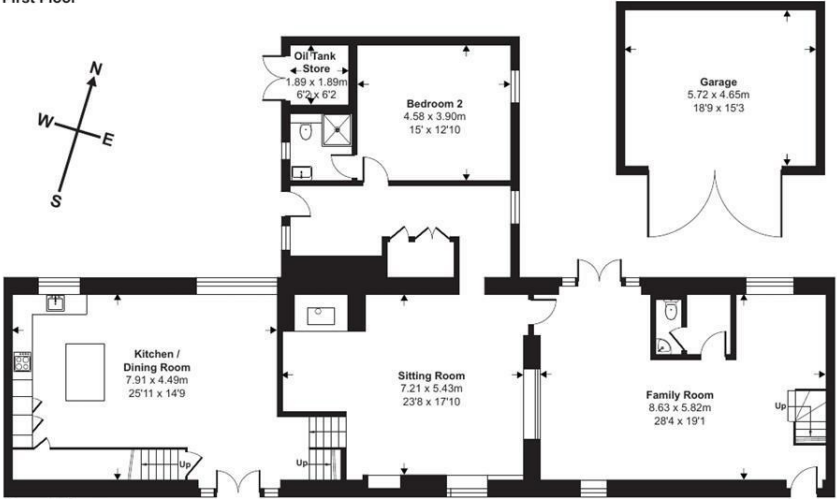
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Approximate Area = 3122 sq ft / 290 sq m (excludes void)
Garage = 291 sq ft / 27 sq m
Store = 32 sq ft / 2.9 sq m
Total = 3445 sq ft / 320 sq m
For identification only - Not to scale



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Stags, REF: 1095552