



Saddleback



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5 Barkingdon Court, Staverton, Totnes, TQ9 6AN

Totnes 4.6 miles, Newton Abbot 9.3 miles, Exeter 26 miles.

A substantial 4 bed barn conversion of over 2,500 sq ft in a rural yet accessible location

- 4 Bedrooms
- Large open plan kitchen/dining room/snug
- Potential to create a self-contained annexe
- Off-road parking
- Council Tax Band D
- 2 Bathrooms and shower room
- Fantastic vaulted sitting room with fireplace
- Large area of level garden
- Single garage
- Freehold Sale

Guide Price £600,000

SITUATION

The property is situated in the charming hamlet of Landscope which has a pub, primary school and church. The well-regarded independent St Christopher's Nursery and Prep School is also nearby. Staverton which lies on the banks of the River Dart and has a strong community, centred on the village church and a popular public house, The Sea Trout. Ashburton, 5 miles away is a popular former stannary town which has a lively range of shopping facilities, with a range of independent shops offering vintage goods, antiques, a family-run ironmonger's, delicatessen, an artisan bakery, a fish deli and the renowned Ashburton Cookery School.

The location is perfect for canoeing, walking, fishing or visiting one of the area's many attractions including nearby Riverford Farm (home to an award winning organic restaurant) and historic Dartington Hall with its exclusive shops.

DESCRIPTION

Saddleback was converted from a courtyard of stone barns and has been owned by the vendors for 21 years. The two-storey barn has been well converted and has the ability to be adapted to provide a self contained annexe at one end. The barn is stone faced with brick quoins and timber casement windows under a slated roof with Velux windows upstairs. The barn enjoys a south facing view over its large level lawned area of garden with a fishpond and a gravelled drive with parking for at least four vehicles.



ACCOMMODATION

From the gravelled drive, two steps lead up to the front door, which provides access into the quarry tiled entrance hall. The doorway on the left leads into the kitchen/breakfast/family room with pine timber floorboards, windows to the front and rear, with exposed ceiling timbers. The kitchen comprises a range of base and eye-level kitchen units with space for the Rangemaster Leisure range, which is included in the sale with Leisure extractor fan over. There is space and plumbing for a dishwasher and space for a tall refrigerator.

From the dining/snug end there is a pair of patio doors providing access to the small courtyard area at the rear. A pair of glazed pine doors lead through to the vaulted sitting room, again with exposed pine floorboards, with an impressive brick fireplace with a working open fire. There is a pair of patio doors leading out to the front patio and garden area and an exposed timber staircase providing access up to the mezzanine area and into the bedroom accommodation.

From the entrance hall, turning right, the hall continues to provide access to the ground floor shower room with WC. This end of the barn conversion has the potential to be adapted to create an annexe with a second rear door to the front onto the raised patio area. Door into a further reception room, currently used as a downstairs studio, with windows to the rear and a timber staircase with storage under, providing access up to a double bedroom with exposed ceiling timbers and Velux window. Behind the bed is a door which links up to the first floor landing of the main part of the house.

The main set of stairs rises to the first floor landing, which has enough space for a desk underneath the Velux window, door to bedroom 3, with a further door to an en-suite bathroom and the blocked door to bedroom 2. Door to a further bedroom to the right, again, all these rooms have exposed ceiling timbers, and is currently set up as a single room with a door to a dressing area which in turn provides access to a bedroom 1 (double) with an en-suite bathroom. From this bedroom the door leads through to the mezzanine area with exposed steps down to the sitting room.

OUTSIDE

To the front of the property and to the south is the large level area of garden, bordered by the gravelled parking drive, containing the fishpond and several patio areas. To the end of the property, on the western elevation, is a further area of garden currently used for storage. There is a small courtyard area to the northern side of the property.

SERVICES

Oil-fired combi boiler for central heating, mains water and electric. Shared septic tank drainage with 5 other properties in the barn complex. According to Ofcom good mobile reception and up to superfast broadband is available at the property.

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234. E-mail: customer.services@southhams.gov.uk.

VIEWINGS

Strictly by appointment through the agents please on 01803 865454.


DIRECTIONS

On approach to Barkingdon Court, continue along the shared private tarmacadam drive, following the drive around to the left, where the gravelled gated entrance drive to Saddleback Barn is clearly marked on the left-hand side.



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		70
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	33	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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