



1 Manor Barn



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Chipleigh, Bickington, Devon, TQ12 6JW

Newton Abbot: 3.5 miles, Ashburton: 4 miles, Exeter: 18 miles.

An attractive semi-detached barn conversion in a convenient rural, yet accessible, location near the Dartmoor National Park.

- Exceptional Period Features
- Sympathetically Modernised
- Versatile Reception Space
- Mature Gardens
- Freehold
- 2070sqft of Accommodation
- Superb Rural Views
- 4 Double Bedrooms
- Round House Open Garage
- Council Tax Band: F

Guide Price £750,000

SITUATION

Chipleigh is located just north of the A383/Ashburton Road, between Ashburton and Newton Abbot. A short walk from the property is the village of Bickington with a church and village hall.

The nearby town of Ashburton has a lively range of shopping facilities, with a range of independent shops offering vintage goods, antiques, a family-run ironmonger's, a delicatessen, an artisan bakery, a fish deli and the renowned Ashburton Cookery School.

There is a wide range of independent and state schooling located within easy access to the property, with state schools situated in the nearby towns and villages of Liverton, Ashburton and Newton Abbot. Stover independent school is 3 miles away from the property on the outskirts of Newton Abbot with schooling offered from ages 3-18. The location allows easy access to the A38/Devon Expressway providing swift access to both Exeter and Plymouth, while the bustling market town of Newton Abbot with its mainline railway connection to London Paddington.

DESCRIPTION

1 Manor Barn is a delightful Grade II listed barn conversion that has been tastefully modernised and designed enhancing the properties period charm and rustic period features. A plaque at the property expresses "the barn was built at the expense of Mr W French in the year of 1827. H Bickley, mason. J Candish, carpenter", since then the barn was converted in the mid 2000's forming two dwellings with 1 Manor Barn sitting on the southern side. Enjoying a glorious pastoral outlook and a multitude of period features, the property offers a fine balance with rural living and an accessible location benefitting from easy access to local amenities.



ACCOMMODATION

The property is situated across three storeys and is entered to from street level on the middle floor. This storey consists of a versatile reception space; currently used as a formal sitting and dining area, with its triple aspect, eye-catching exposed stonework complemented by exposed beams and partly rendered walls creating a fine contemporary balance. The area currently setup as a snug enjoys a fireplace with wood burning stove.

The lower ground floor provides a wonderful kitchen/breakfast room, with pale grey shaker style base units combined with beech worktops and breakfast bar providing a suitable family orientated space as well as space for a dining table. Double doors open to the garden and provide plenty of light upon its Eastern aspect. At the opposite end of the lower ground floor is a suitable informal family seating area or study complemented by an ornate open fireplace plus access to cupboard storage. This storey also has a cloakroom and a boiler cupboard.

On the first floor are four double bedrooms, with both the master and the guest bedroom enjoying en suite shower rooms comprising a shower, wash basin and WC. Situated on the southern aspect the master bedroom enjoys superb views over the surrounding countryside. In addition there is a family bathroom consisting of a shower over bath, wash basin and WC.

OUTSIDE

A shared entrance gives access to private parking for multiple cars and a round house open garage with space suitable for storage overhead. A path leads down the side of the house providing access to the rear garden.

At the rear of the property is a thoughtfully designed and well stocked garden, with a wide arrange of herbaceous planting as well as mature shrubs and trees. A patio area is situated out of the double doors from the kitchen providing ample space for outdoor seating or dining. A bridge leads over a brook to a further garden laid predominantly to lawn enjoying a wonderful outlook across the surrounding farmland. To the side of the garden is a recently reconstructed shed with power and lighting providing useful storage or work space.

SERVICES

Mains electricity and water. Shared private drainage. Oil fired central heating.

VIEWINGS

Strictly by appointment through the agents please.

LOCAL AUTHORITY

Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, Devon, TQ12 4XX. Tel: 01626 361101. E-mail: info@teignbridge.gov.uk.

DIRECTIONS

From Exeter, take the A38/Devon Expressway to the Drumbridges roundabout at Bovey Tracey and take the third exit, signposted for Bickington. Continue for approximately 2 miles, taking a left turn just past the Bickington village sign. Follow this lane through the village, passing the church and Bickington Barton, and bearing left at the fork. Proceed to the next junction at Chipley, where 1 Manor Barn is on the southeast corner. From Plymouth, take the A38/Devon Expressway exiting at Goodstone, following the A383 towards Newton Abbot. Pass Bickington and the Dartmoor Halfway Inn, and take the left turning signed Chipley. Continue up the hill and the entrance gate to the drive is on the right, at the junction.

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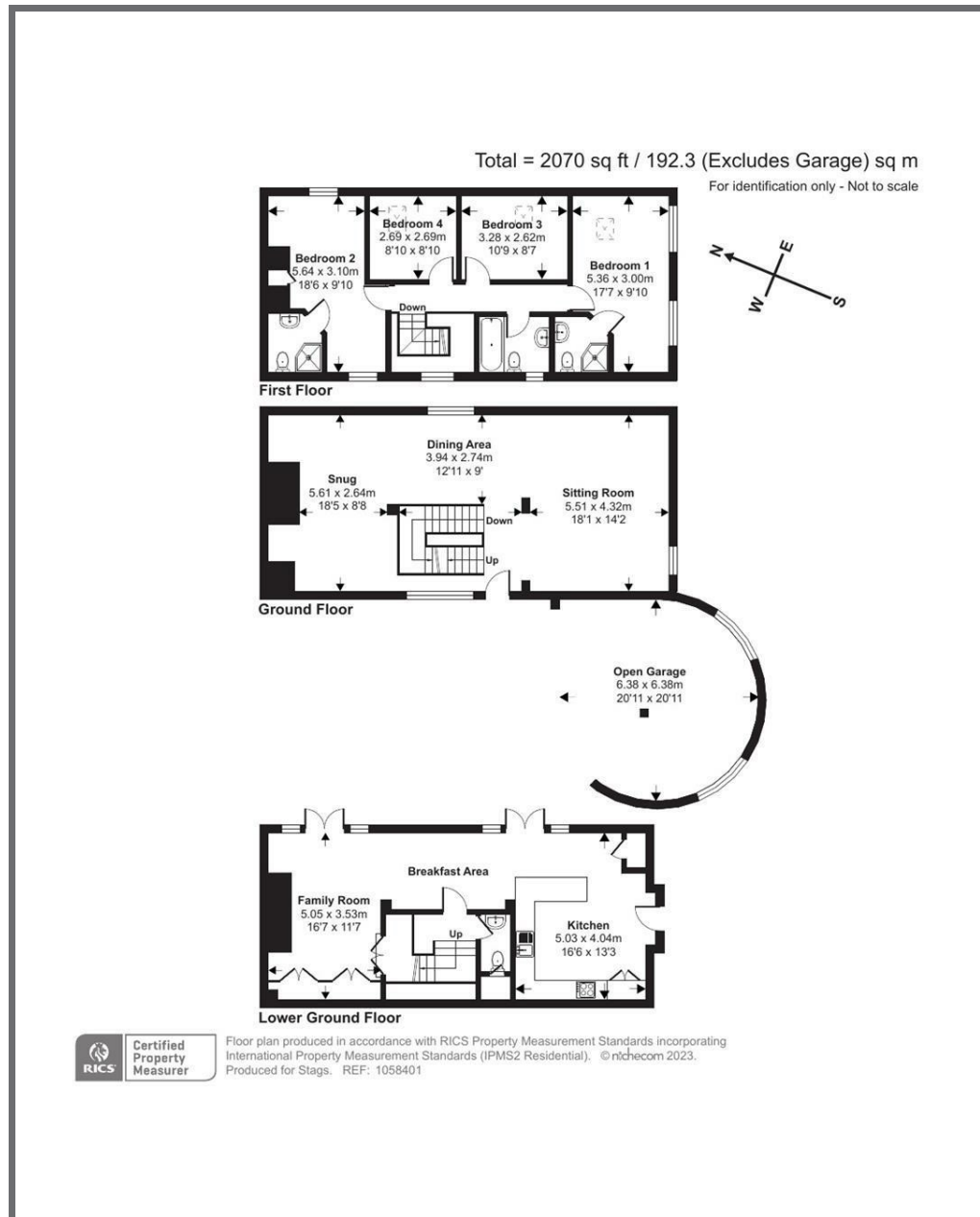
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