



Coomery Barn



# Coomery Barn

Tuckenhay, Totnes, Devon, TQ9 7EP

Totnes: 4 miles, Dartmouth: 8 miles, Exeter 32 miles

A detached barn conversion located in an idyllic setting. The property would benefit from a degree of modernisation creating a wonderful home

- Beautiful grounds
- Extensive parking and carport
- Set in the rolling South Hams countryside
- Freehold
- Potential for improvement
- Flexible accommodation
- Sunny south facing orientation
- Council Tax Band G

Guide Price £800,000

## SITUATION

Coomery Barn is set on the outskirts of Tuckenhay in a peaceful valley on a quiet lane that serves only one other property. The valley has an abundance of wildlife, flora and fauna providing a wonderful outlook throughout the seasons. Complete with its own stream offering a tranquil setting yet only a moment from the amenities of surrounding towns.

Tuckenhay is a popular village on Bow Creek, a tributary of the River Dart, offering excellent sailing, countryside walks and boasts two well-attended public houses. There is easy access to Dartmouth and the Elizabethan town of Totnes is just 4 miles away. Totnes is a thriving market town with a wide range of independent shops, good local schools and recreational facilities and a main line Railway Station providing direct services to London Paddington. Approximately 6 miles north of Totnes is the A38/Devon Expressway, giving speedy access to Dartmoor, the cities of Plymouth and Exeter and the M5 Motorway.

## DESCRIPTION

Coomery Barn offers flexible accommodation currently arranged with an open plan kitchen / dining room, stunning sitting room with vaulted ceiling and 5 bedrooms. The property would benefit from a degree of modernisation and reconfiguring in order to enhance the barn to its full potential. Outside there is plentiful off road parking and multiple outbuildings offering an array of uses.



## ACCOMMODATION

The property is entered to the rear and on the left is the open plan kitchen/dining room which is the hub of the home. The kitchen is loosely divided from the dining room which provides a social space for entertaining, set around a feature, contemporary wall mounted wood burning stove. The room is cosy in the winter months yet light and airy thanks to the vaulted ceiling. The kitchen has space for a freestanding fridge/freezer, dishwasher and integrated electric oven and hob. It also benefits from a pantry cupboard offering additional storage. Next to the kitchen/dining room is the utility/boiler room which has space and plumbing for washing and drying machines and an airing cupboard which houses the oil-fired boiler and hot water cylinder. Hardwood flooring leads through to the bedrooms of which there are four on the ground floor with two overlooking the beautiful grounds. Completing the accommodation downstairs is a bathroom with shower over. An open tread staircase rises to the stunning sitting room with vaulted ceiling. A real feature of the property boasting exposed beams and stone fireplace with wood burning stove and multiple windows to enjoy the magnificent view whilst bathing the room in sunlight. Next to the sitting room is the master bedroom which again features character beams, an ensuite bathroom and built in wardrobes.

## OUTSIDE

Coomery Barn is well positioned to enjoy a southerly outlook over beautiful grounds with a stream flowing through. There is parking for several vehicles as well as a carport and several outbuildings offering multiple uses. Next to, and detached from, the property are a studio/office and a work room/office both with power, light and heating providing two separate useful spaces to work from home. A sandstone paved terrace with pergola sits in a perfect spot to enjoy the ambience of the location and peaceful sounds of the stream.

## SERVICES

Mains electricity and water. Private drainage. Oil fired central heating.

## AGENTS NOTES

Marketing material taken before current tenancy in 2021 - for information only.

## LOCAL AUTHORITY

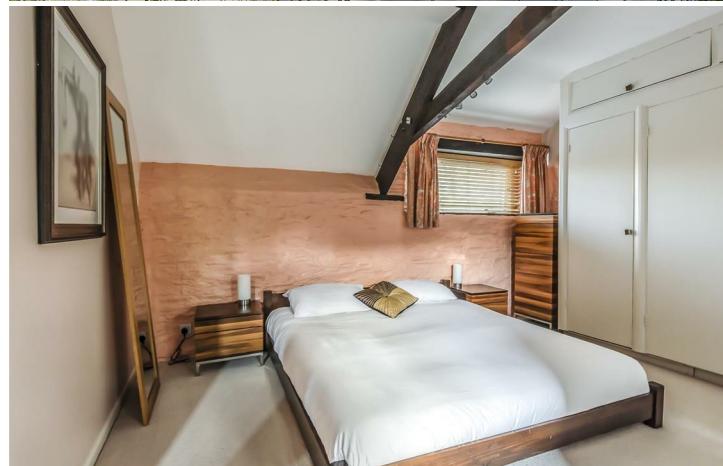
South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234. E-mail: customer.services@southhams.gov.uk.

## VIEWING

Strictly by appointment through the agents please on 01803 865454.

## DIRECTIONS

From our Totnes office proceed up the by-pass toward Dartmouth and Kingsbridge then take the left turning sign posted for Ashprington and Tuckenhay. Continue on this road until Ashprington Cross where you turn right for Tuckenhay and Cornworthy. Follow the road downhill and pass over the bridge by the Waterman's Arms and on to Tuckenhay. You will then pass The Maltsters Arms on the left. Continue around the right-hand bend and follow the road up the hill out of the village. At Millpond Cross bear left and then take the first right. Continue down the lane where you will find Coomery Barn on the right after the thatched house.



These particulars are a guide only and should not be relied upon for any purpose.



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

The Granary, Coronation Road,  
Totnes, Devon, TQ9 5GN

totnes@stags.co.uk

01803 865454

