



Barnfield



# Barnfield

12 Crosssparks, Dartmouth, Devon, TQ6 9HP

Totnes 13 miles Plymouth 30 miles Exeter 40 miles

A well presented and spacious property set in beautiful gardens with driveway parking and two double garages.

- 4 Bedrooms
- 2 Large Garages
- Solar Panels
- Freehold
- Driveway Parking For Several Vehicles
- Beautiful Level Gardens
- Cul-de-sac
- EPC / Council Tax

Guide Price £795,000

## SITUATION

Dartmouth is not your average sleepy coastal town. It is buzzing with culture, art, gastronomic offerings and a lively community spirit. Well known for its famous Royal Regatta and Royal Naval College, Dartmouth is steeped in history and its architecture is unique to the town. Dartmouth provides a good range of shops, restaurants and galleries and is surrounded by wonderful countryside whilst only a short drive from some of the most beautiful beaches in the area. The A38 Devon expressway is approximately 19 miles away, allowing speedy access to the cities of Exeter and Plymouth and the country beyond whilst main line rail links to London Paddington can be made in Totnes.

## DESCRIPTION

Barnfield is a well presented property occupying a generous sized plot in a quiet cul-de-sac setting. The property has spacious and versatile accommodation with two bedrooms on the ground floor and two on the first floor so offering the potential for single storey living. In addition to the bedrooms is a spacious sitting/dining room and a wonderful sun room overlooking the garden. Outside there is a smartly paved driveway offering ample parking for several vehicles and beautifully presented front and rear gardens. One of the real features of the property is the two large garages offering much potential for storing vehicles, a work shop, studio or potential for ancillary accommodation (subject to necessary permissions).



## ACCOMMODATION

The front door opens to an entrance porch which in turn leads to the hallway which has plenty of space for shoes and coats as well as useful storage cupboards. To the front of the property is the kitchen/breakfast room which has a range of floor and wall mounted timber units above and below tiled surrounds and a quarry tiled floor. The kitchen features an integrated electric oven and hob whilst there is space for a fridge/freezer, dishwasher and breakfast table. Next to the kitchen is a large utility room which has an additional sink, storage units and work surfaces as well as space and plumbing for washing and drying machines as well as other appliances. The utility room also has a shower cubicle and a separate cloakroom and a door leading from the driveway making this a practical entrance when returning from a muddy coastal walk. Next to the kitchen is the spacious sitting/dining room which is bathed in natural light and also has a feature fireplace. The room will easily accommodate a large dining table as well as several sofas making this a perfect space for family gatherings. Leading from the sitting/dining room is the sun room which features a wonderful vaulted ceiling with Velux windows and French doors opening to a paved terrace. The sun room offers a peaceful spot to sit and admire the pretty gardens.

Completing the accommodation on the ground floor are two bedrooms that will both accommodate at least a double bed. Bedroom one benefits from a range of built in wardrobes and overlooks the garden. Next to the bedrooms is a smartly finished shower room which is partially tiled and has a WC, wash basin and heated towel rail. Stairs rise to the first floor landing where there is space for a desk making this a useful study area. The landing features a large Velux window and glass panels around the staircase which floods the entrance hall below with natural light. On the first floor there are two further bedrooms both with built in storage and access to the eaves.

## GARDEN & OUTBUILDINGS

Barnfield occupies a large plot which offers ample off road parking for several vehicles on a smartly paved driveway. The property is approached from the quiet cul-de-sac through a wide opening making it easy to come and go from the driveway. To the front of the property is a large area of gravel and raised brick planters which are stocked with a variety of colourful flowers and shrubs. The driveway leads down the side of the property offering more space to park vehicles or store a boat or trailer in front of two large garages offering much potential. Both garages have electric doors as well as power outlets and light making the space a great workshop to work on a classic car project or to store a motorhome or boat. Next to the garages is a paved terrace which can be accessed from the sun room and a perfect spot for alfresco dining. A short set of steps leads to an immaculate level lawn bordered by shrubs and trees offering a wealth of colour.

## TENURE

Freehold.

## SERVICES

Mains gas, electricity, water and drainage. Gas fired central heating. Solar Panels.

## LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon TQ9 5NE.

## VIEWING

Strictly by appointment through our Dartmouth Stags Tel: 01803 835336.

## DIRECTIONS

From Stags offices start towards the B3205/The Quay, follow the one way system left onto Mayors Avenue and after passing Marks & Spencers (on your left), stay left and continue onto the A379/College Way. Proceed up the hill, and carry straight on over the mini round about onto the A3122/Townstal Road before taking the first turning on the left into Crossparks. Proceed along the road where it will bear right and continue straight where you will find Barnfield on the right-hand side.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	81	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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