



West Barn, Stidston, TQ10 9JT

CHRISTOPHER'S  
— SOUTH HAMS —



Christopher's South Hams are proud to market this exceptional, attached barn conversion. Exuding quality presentation throughout, this is an utterly immaculate home and a fantastic example of reverse living. The 3 double bedrooms are dotted around the spacious and welcoming entrance hall, each easily serviced by pristine bath and shower rooms. The principal bedroom boasts a range of built-in wardrobes and the family bathroom also shows excellent use of space by integrating neat storage to house the utility facilities. The central staircase invites you to the hugely impressive open-plan living space doused in natural light from its triple aspect and sky-lights. Clever positioning of furniture divides this striking 40-foot room and defines the kitchen/dining areas. The cosy lounge is ever so slightly sunken and separated by a couple of steps and open bannister-railings to create a more intimate ambience focussed around the feature log burner. Dominated by a fantastic showpiece that is its large, central island, the farmhouse style kitchen is tremendous with its bright, neutral shaker units hiding a wealth of storage and integrated appliances. Outside, a low maintenance courtyard delights in its southerly setting and the current owners have artistically positioned raised beds and planters to create a charming seating area and lovely space to sit and while away the hours. There is parking for several vehicles as well as a double car-port with mezzanine storage level and open frontage. Adjacent to this is the 'boiler room' - an additional, lockable workshop/store with light and power. Showcasing its former barn-life with exposed beams, deep sills and quirky windows, there is a seamless balance of superior, modern living with character nods to its history throughout and Christopher's cannot wait to show it off.

## Key Features

Attached Barn Conversion  
Courtyard with Southerly Aspect  
Double Car-Port  
Lockable Workshop with Light & Power  
Parking

Immaculate Throughout  
Character Features  
40 ft Open-Plan Living  
3 Double Bedrooms  
2 Beautiful Bath/Shower Rooms

## Situation & Amenities

Formerly part of the Marley Estate and with a rich agricultural history, the small farming hamlet of Stidston is considered rare due to the surprising number of large stone barns and groups of barns within such a small community. Combining the Anglo-Saxon personal name 'Stithweard' meaning 'guardian of the stith' (a blacksmith's anvil) and 'tun' meaning 'farmstead' or 'estate', Stidston forms the meaning 'farmstead of Stithweard' and gestures to this rural heritage are notable in this superb home.

Delighting in the atmosphere of a large village and set within the boundaries of Dartmoor National Park, is nearby South Brent which was once a thriving market town with a bustling trade in wool and annual fairs; the Zeal Tor Tramway, now dismantled, highlights the areas industrial past. Today, it still enjoys the dramatic moorland backdrop and gives a nod to its Bronze Age history with the nearby and impressive Eastern White Barrow burial cairn on the road to the Avon Dam. South Brent is saturated in community spirit and showcases sustainable initiatives and projects. There is also the 'Old School' which was acquired by the locals and is now home to a gallery space for local artists, a bike bank and a variety of classes. The Art House has two studio rooms here and run some creative courses including basketry, ceramics, bookbinding and carpentry. Further amenities in South Brent include the health-centre, pharmacy, post-office, hairdressers, several shops, delicatessen, butchers, florist, pubs and cafes. The village also offers several places of worship and the primary school, which is currently rated Good by Ofsted is in the catchment area for Ivybridge, Totnes and South Dartmoor secondary education each with excellent facilities. Sitting minutes away from the A38, South Brent is an excellent base for the larger cities of Plymouth and Exeter and with Dartmoor on its doorstep, there is a wealth of outdoor leisure pursuits to explore as well.

**Tenure:** Freehold.

**Services:** Mains Electricity.

Oil Fired Central-Heating.

Private, Shared Water & Drainage.

Due to the rural location here in the South Hams, Broadband & Mobile phone coverage can vary so please take a look at the Ofcom & OpenReach websites for more details about availability & coverage.

## Viewings:

Strictly by appointment through  
Christopher's South Hams  
01752 746 550

## Local Authority:

South Hams District Council,  
Follaton House, Totnes, TQ9 5NE

## PLANNING AUTHORITY:

Dartmoor National Park, Parke,  
Bovey Tracey, TQ13 9JQ

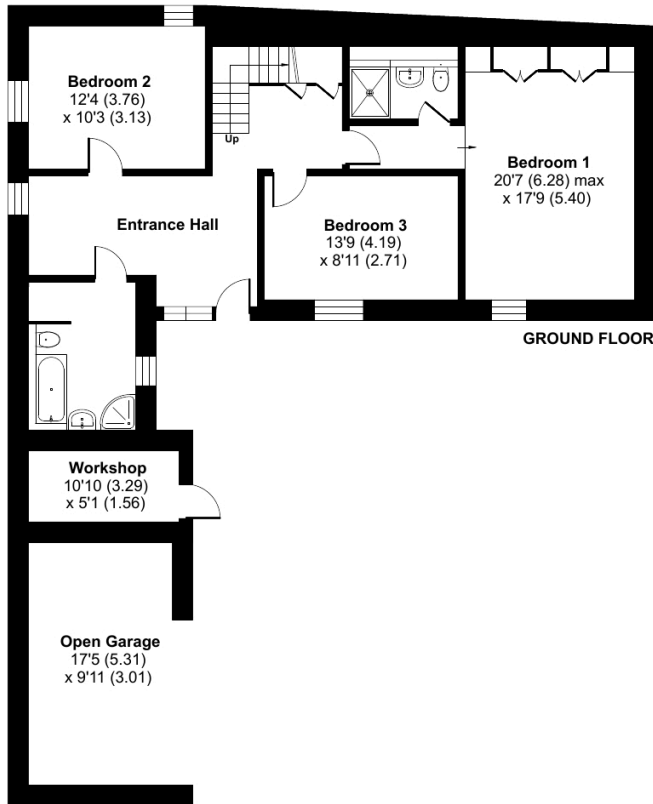
**COUNCIL TAX BAND:** D



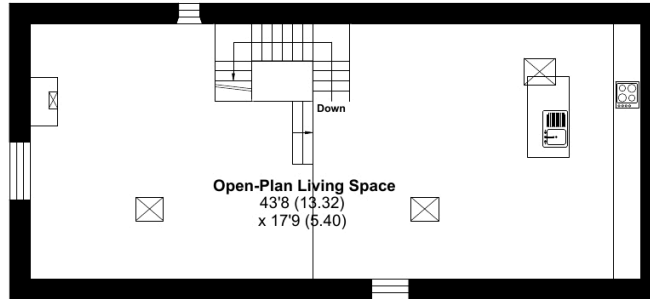
## Stidston, South Brent, TQ10

Approximate Area = 1675 sq ft / 155.6 sq m  
Open Garage & Workshop = 48 sq ft / 4.4 sq m  
Total = 1723 sq ft / 160 sq m

For identification only - Not to scale



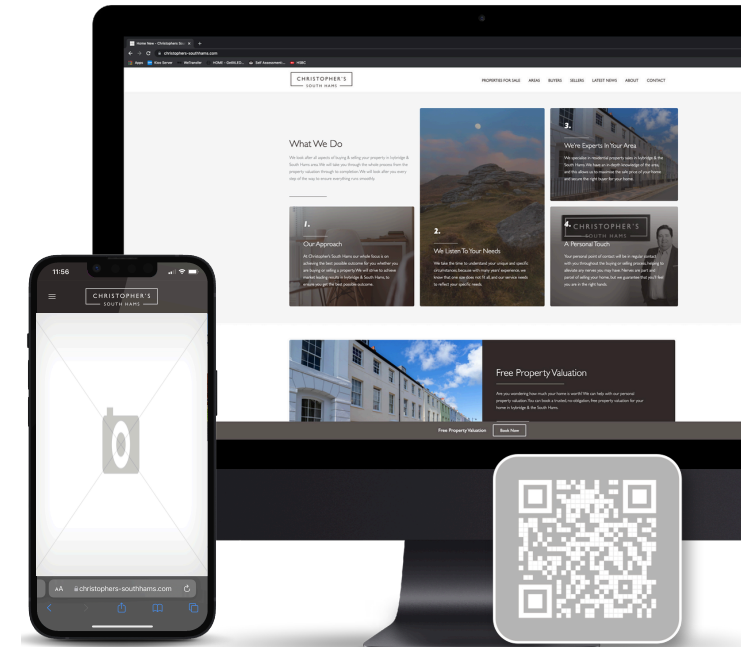
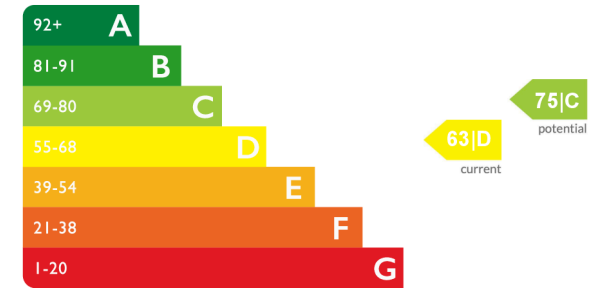
GROUND FLOOR



FIRST FLOOR



## Energy Efficiency Rating



See more great properties or arrange your viewing by visiting us online at [www.christophers-southhams.com](http://www.christophers-southhams.com)

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CHRISTOPHER'S  
SOUTH HAMS

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