

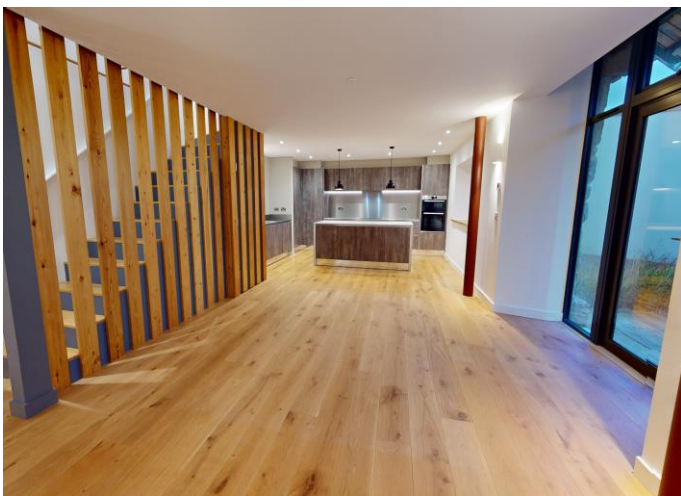
**fowlers**  
properties



**The Barn House**  
Chagford, Devon TQ13 8UB

**£795,000** Freehold





## The Property

The Barn House is an architect designed, award nominated town centre property that was the runner up to the 2019 'Best Barn Conversion' in the South West awards of that year. This well designed home offers flexible accommodation for either single level living or a traditional two storey home. It is in a quiet position at the end of a private road, has one allocated parking space and a visitor space and is only sixty paces by private pathway to Chagford's vibrant town square. The accommodation comprises oak floors throughout with underfloor heating to the ground floor, an entrance hall with extensive fitted storage and cloaks cupboards, a spacious garden room or ground floor double bedroom, a spacious shower room/w.c., a utility room and a large open plan living room and kitchen with south facing windows and smart fitted kitchen and island with integral Bosch appliances. Upstairs there is a landing/study area and two double bedrooms with fitted wardrobes and a smart ensuite shower room each. The property has a sunny, south facing walled garden with exterior lighting for summer evening entertaining. Fowlers very strongly recommend viewing this fine home.

## Situation

Barn House is in a traffic free setting at the end of a private road in the heart of the ancient Stannary town of Chagford. The town square can be accessed in moments on foot by a private passageway, but there is also excellent vehicular access along the private lane to the private parking for Barn House. The vibrant town square has a wide range of day to day and specialist shops, four pubs and a number of cafes. Chagford has a Primary school, pre school and a Montessori, surgeries for doctor, dentist and vet, a library, busy village halls and good sports facilities with a football and cricket pitch, bowling club, tennis club, skate park and an open air swimming pool in the summertime. Countryside, riverside and moorland walks surround the town. The A30 dual carriageway is only about 5 miles away and Exeter is approximately 20 miles.

**Services** Mains gas, water, electricity and drainage.

**Council tax band** Band D

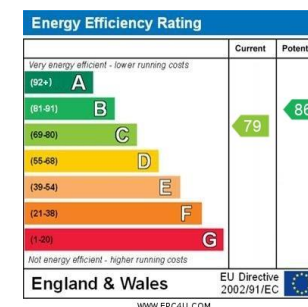
## Access maintenance

The private tarmac lane, Market Field, which leads to the entrance to Barn House is maintained by the eleven properties which use it and costs are divided equally. The cost of maintaining the gravel section which leads off from Market Field is divided between five properties.

## Directions by car/foot

From the top of the town square turn left into High Street and drive past the churchyard turning right into New Street. About 50 metres along on the right is a turning into a private lane. Take this lane and where it splits bear left to where it becomes Market Field. Drive through Market Field to the bottom and bear right into a gravelled lane. At the far end of this gravelled lane on the right is the parking space for Barn House. Or: Come to Fowlers office on The Square and we will take you through the private passage on foot.

- An award nominated barn conversion with sunny walled garden
- Secluded and quiet spot only a few paces from The Square
- One allocated parking space plus one visitor space
- Fully double glazed and centrally heated by mains gas with ground floor underfloor heating
- Spacious living/kitchen area with access to the garden
- Garden room/ground floor bedroom
- Shower room/w.c. and utility room
- Landing study area
- Two upstairs double bedrooms with ensuite shower rooms
- Sunny walled garden



### Entrance hall

With two skylights for natural lighting the hallway also has a wall light point and kick panel and pelmet LED lighting above and below the extensive fitted cloaks and storage cupboards. The floor is laid to oak with underfloor heating and white doors with brushed alloy door furniture lead into all rooms.

### Garden room/bedroom

A good size room with a whole wall of aluminium framed bi-fold doors that can open to the garden. The room has plenty of power points and a separate lighting circuit for lamps, a media panel, an individual room thermostat and a pendant light point. This room is a great garden room or ground floor bedroom.

### Shower room

This is a good size shower room and w.c. and has an underfloor heated oak floor, a ceiling light point, an electric wall mounted towel rail and built-in adjustable shelving. The shower is has 'metro' style ceramic tiling with grey grouting, a toiletry niche, wall mounted thermostatic shower controls and a glazed screen and splashguard. The basin is part of a moulded vanity surface with lighting above and vanity cupboards and a concealed cistern for the low level w.c. below. There is a ceiling light and an extractor fan.







### Utility room

A sliding door leads into the oak floored utility room which has a range of fitted base and wall cabinets in grey with extensive off-white work surfaces and 'metro' style tiled splashbacks with worktop lighting. A single drainer stainless steel sink is fitted with a mixer tap, the Vaillant gas fired combi boiler is wall mounted, and there is space for an automatic washing machine and a drier.

### Living room

This is a bright and airy space with grey aluminium double glazed windows and a door facing to the south and leading out to the courtyard garden. The two windows have deep oak sills and the door and its side windows are full height for maximum natural lighting. A staircase with feature timber slats leads to the first floor and has a large walk-in cupboard with light and power. There are three wall light points in the living area, a media panel, plenty of power points and USB charging points.

### Kitchen

The kitchen occupies the far end of the room and comprises an extensive range of cupboards and drawers with an 'oxidised metal' finish and extensive stainless steel effect worktops with stainless steel splashbacks mounted on a wide range of base and wall cabinets which incorporate a large double bowl stainless steel sink and mixer tap, a recycling cupboard and integral Bosch appliances that include a dishwasher, halogen hob, circulator hood and lighting, a double oven and a fridge/freezer. A large island unit is fitted which has power and plenty more drawers, cupboards and work surface space.



### First floor

The staircase has oak treads and leads up past oak plinths to the landing where there is a timber balustrade, a built-in linen cupboard with shelving and a study space for a work station with a USB charging point and ample power points. A panelled radiator is fitted and there are three velux double glazed Heritage skylights for excellent natural lighting.

### Bedroom 2

A double room with two velux double glazed heritage skylights, a range of fitted wardrobes with hanging rails and shelving, an oak floor, ample power points, a TV point, a wall mounted control for the Velux blackout blinds and a white door with brushed alloy door furniture to the ensuite shower room.

### Bedroom 2 ensuite shower

An oak floored room with a velux double glazed heritage skylight set into the high ceiling, a wall light point, extractor fan, a lit wall mounted mirror, a shaver point, a wall mounted electric towel radiator and a large walk-in shower with 'metro' style ceramic tiling with grey grout, wall mounted control for the Velux blackout blinds, toiletry niche and glazed screen and matching splashguard. The basin is part of a moulded vanity surface and has a mixer tap with vanity cupboard beneath and a concealed cistern for the low level w.c.







### Bedroom 3

A double room with two velux double glazed heritage skylights, a range of fitted wardrobes with hanging rails and shelving, an oak floor, ample power points, TV point, wall mounted control for the Velux blackout blinds and a white door with brushed alloy door furniture to the ensuite shower room

### Bedroom 3 ensuite shower room

An oak floored shower room with a velux double glazed heritage skylight, a high ceiling, a wall light point, extractor fan, a lit wall mounted mirror, shaver point, wall mounted electric towel radiator and a large walk-in shower with 'metro' style ceramic tiling with grey grout, wall mounted thermostatic controls, toiletry niche and glazed screen and matching splashguard. The basin is part of a moulded vanity surface and has a mixer tap with vanity cupboard beneath and a concealed cistern for the low level w.c.

### Exterior

The gated access from the parking area leads into this attractive south facing courtyard garden which has a paved pathway and a split level deck. There are gravelled beds for ornamental grasses and a border set against a granite wall for planting. A slated canopy shelters the door to the living room and there are two wall mounted exterior lights.

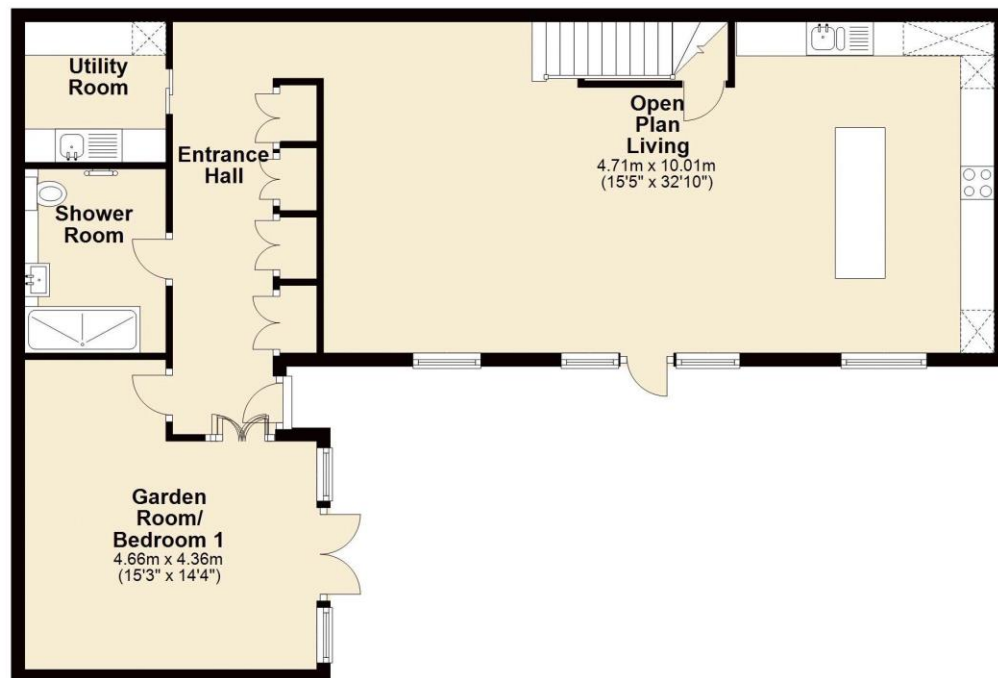
### Parking

There is one allocated parking space for Barn House plus one visitor space, and there is an exterior water tap, power point and provision to enable installation of an EV charging point.



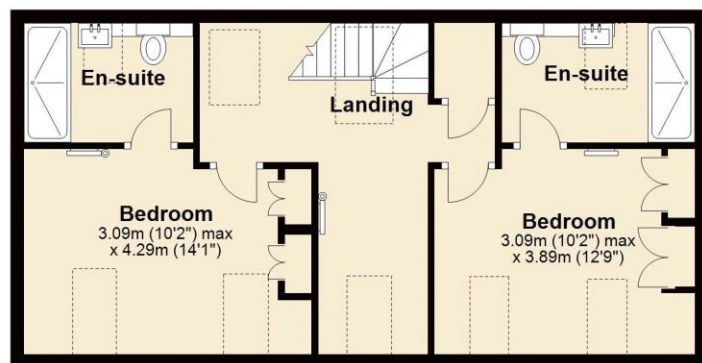
### Ground Floor

Approx. 91.9 sq. metres (989.5 sq. feet)



### First Floor

Approx. 49.8 sq. metres (536.5 sq. feet)



Total area: approx. 141.8 sq. metres (1525.9 sq. feet)



### VIEWING BY APPOINTMENT ONLY

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