



Buckland Monachorum  
GUIDE PRICE **£625,000**

Attractive Converted Barn with Land

 4 Bedrooms

 2 Bathrooms

 2 Reception Rooms

 EPC Rating: C (80)

  
MILLER  
TOWN & COUNTRY



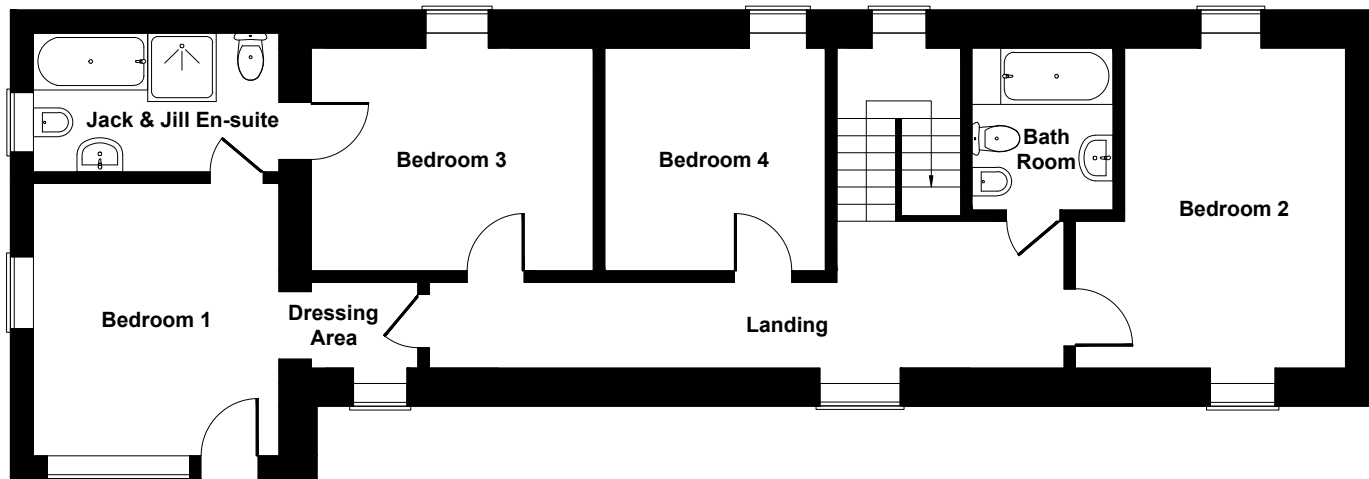
- » Peaceful Location in the A.O.N.B.
- » 4kw Photovoltaic Solar Panels
- » 2 Reception Rooms, 4 Bedrooms, 2 Bathrooms
- » Large Driveway & Double Garage
- » Gardens Surrounding
- » Paddock Approximately 2 Acres
- » No Onward Chain

## The Property

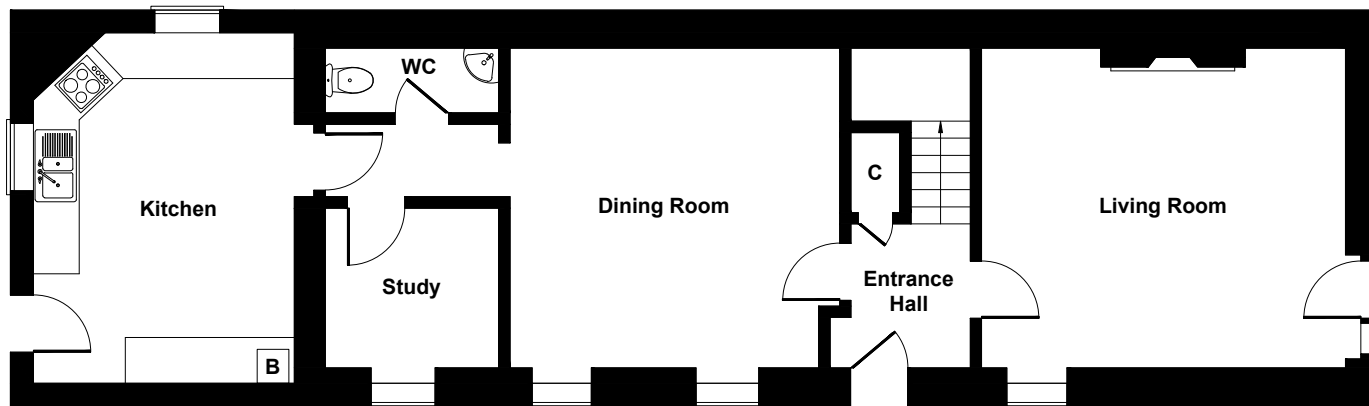
This attractive converted barn sits in a peaceful location at the end of a private lane, just outside the village of Buckland Monachorum, overlooking countryside to the Buckland Abbey Estate. The whole place has a feeling of space and light and flexibility in the use of rooms. It has a spacious kitchen in need of some modernization, a large separate dining room and a living room with access to the pretty courtyard outside. There is also a study and downstairs loo. Upstairs is a wide landing with access to four bedrooms and a family bathroom. Bedroom one benefits from a full-length window overlooking trees and the countryside as well as a dressing area and the shared Jack and Jill bathroom with bedroom three. This room can also be used as a dressing room as it currently is.

The vendors advise the running costs are competitive for such a property as borne out by the EPC rating C (80) thanks to the mains gas connection, a modern condensing boiler (hydrogen ready) and solar panels which attract a FIT payment, currently about £2,000pa, tax-free and indexed linked until 2035.

**Location:** Buckland Monachorum is a popular village, close to Yelverton and about 10 miles north of the city of Plymouth. It has a public house (the renowned Drake Manor), a good primary school and easy access to the Plymouth grammar schools.



**FIRST FLOOR**



**GROUND FLOOR**

Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

## Accommodation

### Ground Floor

Hallway

Living Room 14'00" x 15'11"

Dining Room 14'01" x 14'05"

Study 7'07" x 7'00"

WC 2'03" x 7'08"

Kitchen 15'03" x 11'05"

### First Floor

Landing

Bathroom 4'07" x 7'0"

Bedroom 2 9'08" x 14'09"

Bedroom 4 10'03" x 9'10"

Bedroom 3 9'06" x 12'04"

Bedroom 1 Dressing Area 4'08" x 4'07"

Bedroom Area 10'06" x 11'03"

Jack & Jill Ensuite 11'03" x 5'11"

**Outside:** Outside, the driveway leads to the side of the property to the double garage 19'9" x 15'11", and past a raised grassed area with a greenhouse, which would be perfect for growing vegetables. There is a path that then leads around the whole house turning into a pretty walled courtyard, and back to the front of the house where there is a large lawn. This is bordered by a stock fence with a five-bar gate leading into a paddock which is approximately 2 acres.

**Services:** Mains electricity, gas, water. Private drainage. 4kw photovoltaic solar panels.

**Council Tax Band:** F      **Tenure:** Freehold



Miller Town & Country | 01822 617243

2 Drake Road, Tavistock, Devon, PL19 0AU.

tavistock@millertc.co.uk | www.millertc.co.uk



**VIEWING:**

Strictly through the vendor's sole agents  
Tavistock 01822 617243  
Okehampton 01837 54080

**CONSUMER PROTECTION FROM UNFAIR  
TRADING REGULATIONS 2008:**

These particulars are believed to be correct  
but their accuracy is not guaranteed nor do  
they form part of any contract.

