



**The Dairy**

RENDELLS



# The Dairy

Tristford Farm, Harberton, TQ9 7SP

A smartly presented characterful four bedroom, semi detached barn conversion. Open plan living, parking and carport. Patio courtyard. Impressive walled gardens. Further paddock and barn available by separate negotiation.

- Four Double Bedrooms
- Two Ensuites
- Character features
- Impressive open plan living
- Family Bathroom & Separate W.C.
- Walled Gardens
- Edge of village location
- Light and airy feel throughout
- Parking and carport

## Guide Price £780,000

Plymouth approx. 22.3 miles, Exeter 32.9 approx. miles, Newton Abbot 11.7 approx. miles, Dartmouth 12.6 approx. miles, Ashburton 11.9 approx. miles. (London Paddington via Totnes Train Station approx. 2.45 hours).

### Situation

Set in an elevated position enjoying far reaching views, just 1/4 of a mile away from Harberton which offers a Church, popular Church House Inn, recreation ground and village hall. Totnes is some 3.5 miles away, being a bustling Elizabethan market town full of interest with a wide range of good local schools, shopping facilities and recreational pursuits including indoor swimming pool and boating opportunities on the river Dart. The A38 Devon expressway is approximately 6 miles away, allowing speedy access to the cities of Exeter and Plymouth and the country beyond. Main line rail links to London Paddington are also located in Totnes.

### Description

The Dairy is a quality barn conversion done some years ago ahead of its time having zoned underfloor heating, solar panels and mechanical ventilation with heat recovery. Particular attention has been paid to the zoned lighting with cat5e sockets throughout the open plan living area, with vaulted ceiling, incorporating a kitchen, leading to a separate boot room and undercroft. Double doors opening out onto a patio with steps leading up to the walled garden taking in some impressive views over the surrounding countryside towards the church.





Viewing is highly recommended to appreciate the character, finish, sympathetic conversion of The Dairy. It is a truly beautiful Barn offering a wealth of warmth with use of natural stone, solid oak and plenty of natural light.

## Accommodation

Solid oak front door opens into entrance hall with galleried staircase leading to the first floor with stone floor on the ground floor. Master bedroom with solid wooden floor with front aspect, built-in shelving with plenty of natural light. Ensuite with corner bath, hand wash basin and W.C., heated towel rail. Underfloor heating in the bathroom. Home Office with front aspect with cat5e sockets. Guest Room (Bedroom 2) courtyard facing, ensuite with shower, hand wash basin and W.C. with underfloor heating. Family bathroom with double ended bath, central mixer tap and shower attachment, hand wash basin, W.C. and separate shower enclosure. Separate ground floor W.C. Bedroom Three facing the courtyard with double doors opening out. Bedroom Four with front aspect with original window opening.

## First Floor

Solid oak staircase rises to the impressive, valuated ceiling open plan living area with solid oak floor, enjoying plenty of natural light from three sides with a focal woodburner effect gas fire, exposed stonework. Plenty of space for a formal sitting room, large family dining table with additional seating. Views over the inner courtyard with water feature and towards the orchard. Kitchen with a range of undercounter and wall mounted units with glass fronted display cabinets, granite worktops, gas fired Aga for cooking with three ovens, space for dishwasher and additional fridge. Sink and a half with mixer tap. Central Hoover vacuum suction system piped throughout the house with sweep point in the kitchen units. Additional connections on the ground floor and sitting room area. Utility/Boot Room with external door, sink and drainer, plumbing for washing machine, a range of under counter units housing the mechanical heat ventilation system and central vacuum system along with a gas boiler and solar panel controls, access to undercroft ideal for additional storage or to store wine.

## Outside and Gardens

The property is accessed by a shared driveway leading to parking to the front of the property and to a good size carport. Offering parking for 2/3 vehicles with additional storage to the front. Shared steps lead from the parking area up to the patio terrace and walled garden beyond.

Terrace doors open out from the kitchen/living area to a secluded patio with plenty of space for alfresco dining, electric socket points, tap, stone steps lead up to the walled garden area. Partially walled garden mostly laid to lawn with an array of raised beds, strawberry patch, decking area taking in some views over Harberton and surrounding countryside. Mains electricity and water.





## Additional adjoining Paddock and Barn by separate negotiation

Accessed off the country lane to a stone and block barn sitting in mature pastureland measuring 2 acres also with additional access off the rear farm lane. Double doors connected to the walled garden, it has close by to it mains water and electricity. Planning permission for the erection of an agricultural shed. Please refer to planning application reference 4453/21/AGR.

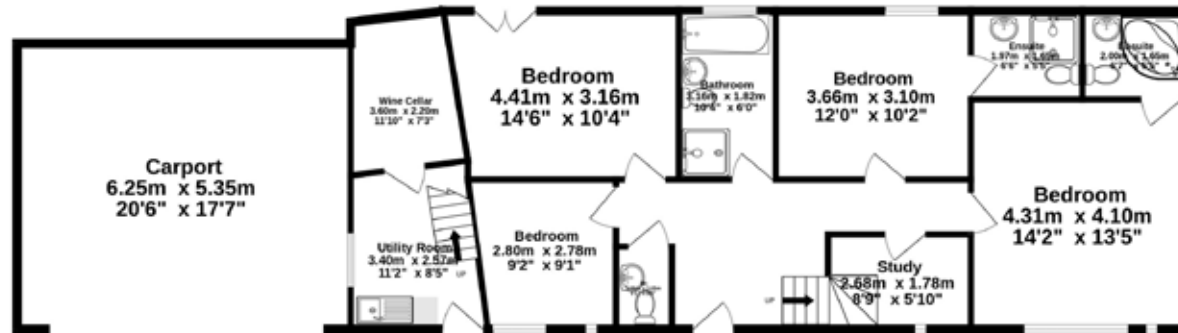
## Directions

From Totnes head towards Dartmouth and Kingsbridge (A381) and after approximately 2 miles turn right sign posted for Harberton. At the next "T" Junction turn left. Continue into the village passing the bus stop on your right. Continue up the hill going out of the village and the property can be found on your right.

**What3words** ///holds.clapper.complains



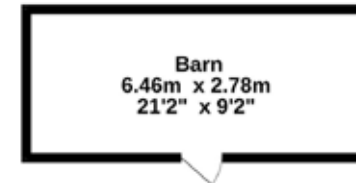
Ground Floor  
127.0 sq.m. (1367 sq.ft.) approx.



1st Floor  
89.0 sq.m. (958 sq.ft.) approx.



Barn  
18.0 sq.m. (193 sq.ft.) approx.



**TOTAL FLOOR AREA : 234.0 sq.m. (2519 sq.ft.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92+)		
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		
	69	72
England & Wales	EU Directive 2002/91/EC	





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