



Shaptor Barn

Shaptor Farm, Bovey Tracey TQ13 9LY

RENDELLS

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Guide Price £925,000

A delightful reverse level three bedroom barn conversion with a wealth of character features situated within Dartmoor National Park. Offering excellent views over its own land which extends to approximately 29 acres with stabling and outbuildings (including a detached partially converted building offering scope for an annexe or home office subject to any necessary consents).

Situation:

Shaptor Barn is in a beautiful tucked away rural location and forms part of Shaptor Farm with its neighbouring farmhouse, which will also potentially be available for sale in the near future. The site offers excellent far reaching views across Dartmoor National Park with access to many local walks and bridlepaths. The town of Bovey Tracey is located approx 3 miles away with a good range of shops and facilities whilst the village of Hennock is approx 1 mile distant and offers a good local pub and primary school. Newton Abbot (approx 8 miles distant) offers a larger choice of shops and services including a mainline rail station and connections via the A30 to the Cathedral City of Exeter approx 16 miles to the north with connections to the M5 motorway and international airport.

Description

The Barn is believed to have been converted circa 1983 from a former threshing barn but has been improved by the current owners and modernised to offer a spacious but well appointed home of character with its focal point being the spacious Living Room with huge vaulted ceiling and rural views. There are a wealth of features including exposed beams and granite stonework. A Home Office or Multi generational living is potentially an option as there is a partly converted outbuilding which could provide a one bedroom annexe or office (subject to any necessary consents) whilst there is generous parking in the yard and a further timber outbuilding which houses the stables.

Accommodation:

The timber stable style front door opens into the Entrance Hallway leading to a Cloakroom, Boiler Room, and Two double bedrooms with en-suite bathrooms. Both bedrooms benefit from exposed beams with the Master Bedroom offering views over the adjoining field.

Stairs from the hall rise to an superb semi open plan Living Room / Kitchen. The Living Room offers fantastic vaulted panelled ceilings and retains much of the character you would expect of this type of build with oak flooring, a large multi-fuel burner, the original winding gear and wheels from its days as a threshing barn, and windows and doors offering views over its neighbouring land. The spacious Kitchen area offers an attractive slate work surface with an electric Aga, wine rack, built in dishwasher and oven, and generous storage. The Kitchen opens out into the oak framed Garden Room with excellent far reaching southerly views. From the Living Room stairs rise to a galleried room with en-suite shower facilities offering potential for a third bedroom or home office.

Outside:

The main driveway leads down past fields and the neighbouring farmhouse, past its own small orchard into the main courtyard providing generous parking in front of the barn, potential annexe/home office, and mixed use timber outbuilding comprising hardstanding area with 5 stables, Tractor Shed/Store, Hay Store/Car Ports, and animal shelter. There is a small area of garden and decked seating area to the rear.

The detached Home Office/Annexe currently offers a Bedroom/Office with Shower facilities and a Sitting Room/ Kitchen overlooking the main courtyard.

A small paddock is located behind the barn otherwise the majority of the land extends southwards and is split into approximately five fields with hedge banks and an area of woodland to the southern boundary with a derelict building (Higher Stonelake). The land extends to approximately 29 acres of gently sloping pasture ideal for equestrian or agricultural purposes. It is registered as a smallholding but no grants or schemes have been applied for on the land.

There is a public footpath which crosses the driveway (but not the land).





FOR ILLUSTRATION PURPOSES ONLY.
THIS MAY NOT REFLECT THE EXACT BOUNDARIES.

Services:

Mains electricity. Spring fed shared water supply with treatment system.
Private drainage via septic tank. Oil fired central heating.
Standard wired broadband available up to 5mbps (Source Ofcom). Other sources may be available.

Local and Planning Authority:

Teignbridge (<http://www.teignbridge.gov.uk>)
Dartmoor National Park (<http://www.dartmoor.gov.uk>)

Council Tax: Band C (£2,115.25 for 2024/25)

Energy Performance Certificate: E50 with potential for C73

Tenure: The property is freehold with vacant possession.

Wayleaves, Rights & Easements:

The property is sold subject to any wayleaves, public or private rights of ways, easements and covenants and all outgoing, whether mentioned in the sales particulars or not. There is a public footpath which just crosses the access driveway and follows the boundary of the property (but does not cross it).

Boundaries, Roads & Fencing:

The Purchaser shall be deemed to have full knowledge of the boundaries, and neither the Vendor, nor their Agent will be responsible for defining the ownership of the boundary fencing and hedges.

Viewings Strictly by appointment only through Rendells Estate Agents, Tel: 01647 432277.

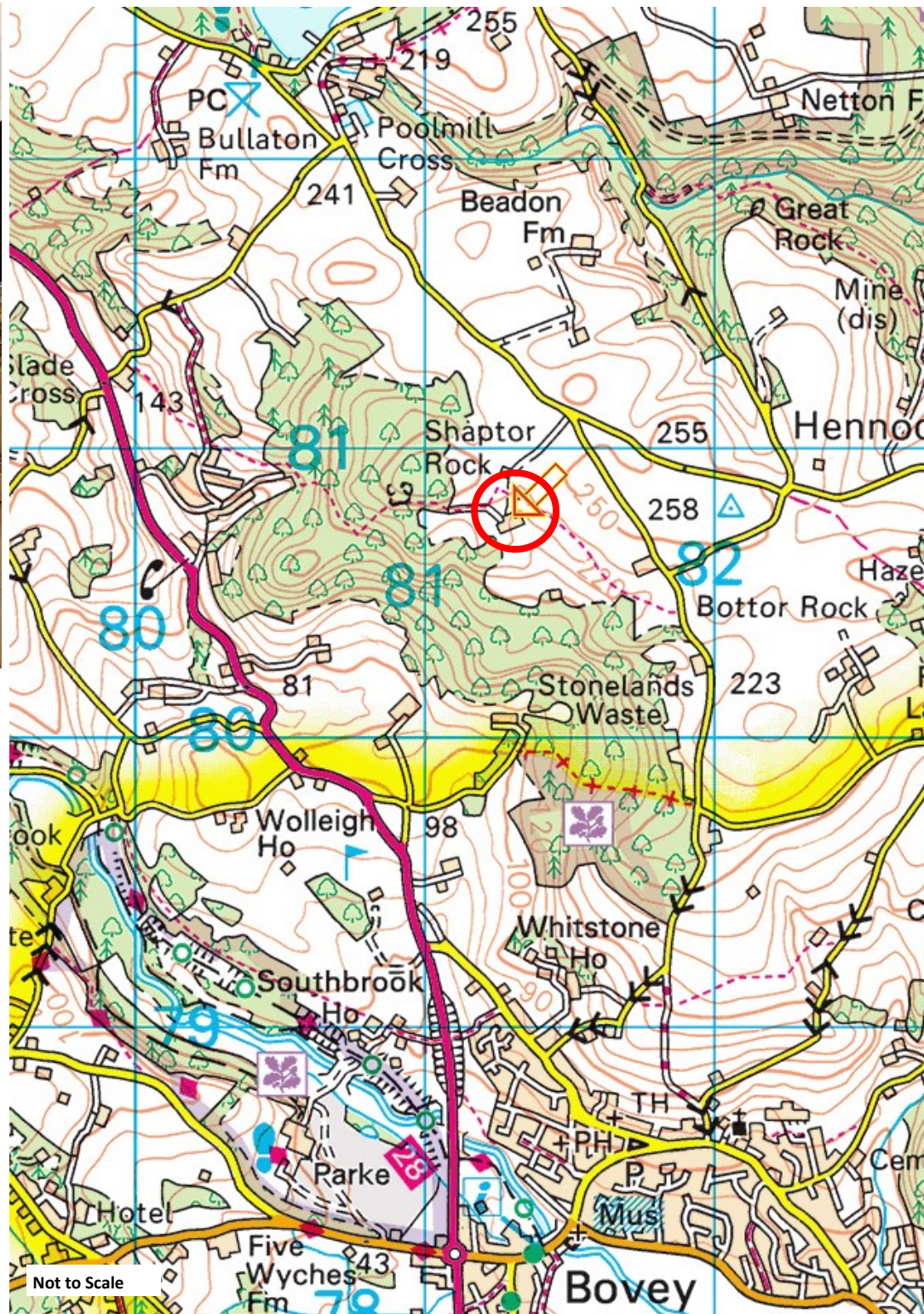
Directions: Satnav and What3words should work for most people.

From Exeter head south on the A38 dual carriageway and exit when Chudleigh Knighton signposted. Turn right over the A38 and after approx 1 mile turn right into Chudleigh Knighton. In the middle of the village turn right and continue past The Claycutter Arms. Take the right turn further on signposted to Hennock. Continue through Hennock, keeping left and after a mile you will reach Shaptor Cross with the drive to Shaptor Farm immediately on the left. Follow the drive down past the Farmhouse and it will lead to the parking area in front of the Barn.

What3Words location: ///feasts.pupils.modest



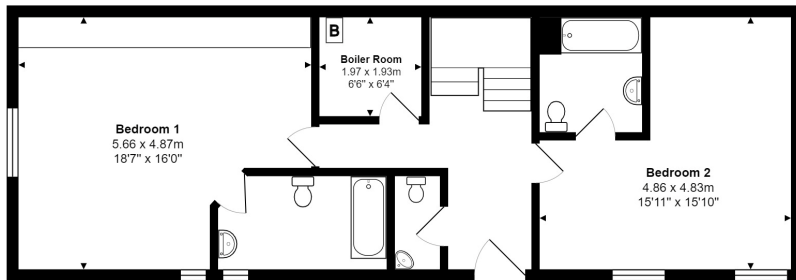
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		



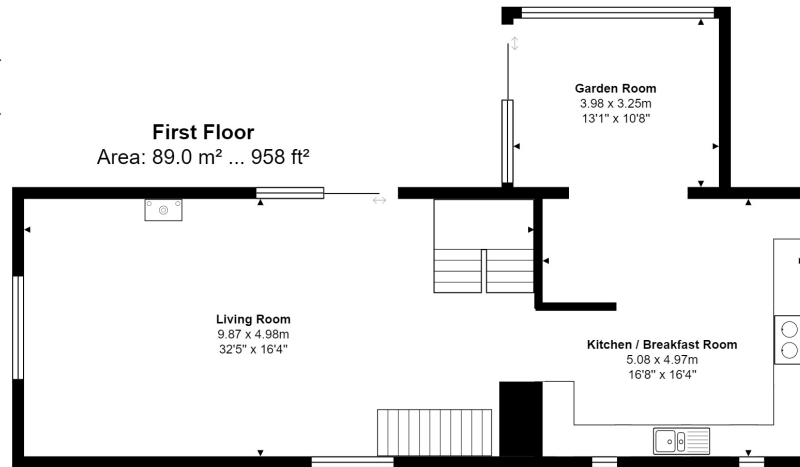
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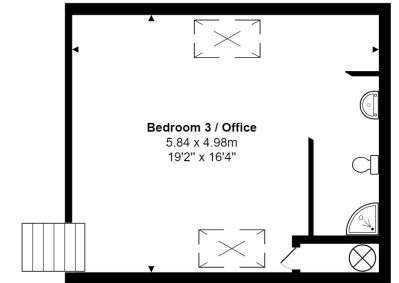
Ground Floor
Area: 72.8 m² ... 783 ft²



First Floor
Area: 89.0 m² ... 958 ft²



Gallery / Second Floor
Area: 29.5 m² ... 318 ft²



Total Area: 191.2 m² ... 2059 ft²

All measurements are approximate and for display purposes only

Consumer Protection from Unfair Trading Regulations 2008

- 1) These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute an offer or contract.
- 2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.
- 3) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services are in good working order. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. Interested applicants are advised to make their own enquiries and investigations before finalizing their offer to purchase.
- 4) The photographs appearing in these sales brochures show only certain parts and aspects of the property at the time the photographs were taken. Aspects may have been changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.
- 5) Any area measurements or distances referred to herein are approximate only.
- 6) Where there is reference in these particulars to the fact that alterations have been carried out, or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.
- 7) Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If there are any points of particular importance that need clarifying before viewing please do not hesitate to contact this office.
- 8) References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from a solicitor and before finalizing their offer should make their own enquiries and investigations. Buyers should check the availability of any property and make an appointment to view before embarking on any journey.