



Pickwick Barn



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Burntown Farm, Tavistock, Devon, PL19 9LU

Mary Tavy 1 mile • Tavistock Town Centre 3.5 miles •
Okehampton 13 miles • Exeter (via A30) 38 miles

A characterful, link-detached barn conversion of almost 2,000sq.ft, complete with a west-facing garden, paddock and outbuildings, in a peaceful countryside setting, 1.05 acres in all.

- Link-detached Barn Conversion • Striking Vaulted Sitting Room
- 4 Bedrooms, 3 Bathrooms • West-facing Garden and Paddock
- Large Driveway and Garage • Peaceful Countryside Setting
- Close to Open Moorland • No Onward Chain
- Council Tax Band: E • Freehold

Guide Price £560,000

SITUATION

This appealing countryside home enjoys a peaceful and private setting at the head of a no-through lane, in a small enclave of similar, converted barns, benefitting from an absence of through traffic and road noise. Being oriented primarily to the West, the property receives plenty of sun and natural light, and enjoys views over neighbouring countryside. The nearby village of Mary Tavy is less than a mile away, whilst open moorland is 1.5 miles away and the town of Tavistock is 3 miles to the south. Two pubs can be reached on foot using nearby public footpaths, both just over a mile away.

Mary Tavy is served by a shop, Post Office and two popular pubs, in addition to the village's OFSTED Outstanding-rated Primary School. Tavistock is a thriving market town in West Devon forming part of a designated World Heritage Site and offering a superb range of shopping, recreational and educational facilities, including the sought-after private and independent school, Mount Kelly. The maritime city of Plymouth is 18 miles to the south, whilst the cathedral city of Exeter lies 40 miles to the northeast, providing motorway, rail and air connections to London and the rest of the UK.



DESCRIPTION

This versatile, link-detached countryside home was converted approximately 35 years ago and is now offered to the market chain-free, having been in our client's family's ownership for 28 years. The 4-bedroom accommodation offers excellent space, good flexibility and traditional character throughout. Complementing the barn externally is an attractive, enclosed garden with a selection of useful outbuildings, plus an adjoining paddock, with the plot amounting to 1.05 acres in all. Additionally, the barn enjoys fantastic westerly views across its own land towards the surrounding countryside, as well as some views of Dartmoor to the North.

ACCOMMODATION

The property is accessed through an entrance porch, initially into a reception hallway. On the ground floor, the accommodation is briefly comprised as follows: a superbly equipped, dual-aspect kitchen/dining room; a utility/boot room which functions as the day-to-day entrance; a fully fitted larder; two double bedrooms, one of which is served by an en-suite shower room, and; a standalone family bathroom. The kitchen is fitted with a very good range of contemporary cupboards and cabinets, with Minerva acrylic worktops incorporating a 1.5-bowl composite sink, and NEFF appliances including a multi-function induction hob, oven and combination oven and microwave.

On the first floor is the hugely impressive, vaulted sitting room with exposed A-frames and a substantial log burner set into a fireplace recess. Finally, there are two further bedrooms, including the master suite complete with a large walk-in dressing room/linen cupboard and an en-suite shower room, and a fourth bedroom/study.

OUTSIDE

A gated drive approaches the house and ends in a sizeable parking area, to one side of which is a timber-built garage with double doors, power and lighting. To the front of the barn is an attractive garden featuring a timber tool shed and a slate-paved seating area which takes full advantage of the beautiful views. In front of the garden is a sloping paddock enclosed by post-and-rail fencing and offering space for domestic livestock.

SERVICES

Mains water and electricity. Oil-fired central heating. Private drainage via a shared septic tank. Mobile and broadband availability is not listed on the Ofcom website so buyers are advised to make their own enquiries. Please note that the agents have neither inspected nor tested these services.

VIEWINGS AND DIRECTIONS

Viewing is strictly by prior appointment with the vendor's sole agents, Stags. What3Words: ///lands.host.plugs. For detailed directions please contact the office.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

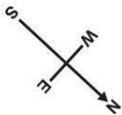


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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Approximate Area = 1992 sq ft / 185 sq m
Outbuilding = 255 sq ft / 23.6 sq m
Total = 2247 sq ft / 208.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags. REF: 1208686