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**Kings Barn and Annexe**  
Furlong, Chagford, Devon TQ13 8JW

**£575,000** Freehold



### The Property

Kings Barn and its annexe are located in the small, quiet settlement of Furlong, accessed on a private lane and surrounded by Dartmoor countryside. Kings Barn is attached to its neighbour by just the tip of one corner and has separate entrance doors to the main barn at ground floor level and the annexe which is at the lower ground floor level. Kings Barn has a broad patio and a mature and charming garden which gets plenty of afternoon and evening sun and there is parking for 3/4 cars. The property has great character and very flexible accommodation and Fowlers strongly recommend viewing to properly appreciate this lovely home.

### Situation

Kings Barn and its annexe are located in the small Dartmoor settlement of Furlong which sits mid-way along a private lane enabling access to both the A382 at one end, and the village of Sandy Park at the other where there is a pub. The lane is used only by Furlong residents and working farmers. The ancient Stannary town of Chagford is approximately 1.5 miles away where there is a wide range of day to day and specialist shops, pubs, cafes, a Primary school, pre-school and Montessori school, surgeries for doctor, dentist and vet and a Parish Church, Chapel and a Roman Catholic church. The whole area is criss-crossed with footpaths and there is easy access to riverside, countryside and the nearby open moor. Exeter is approximately 19 miles and the A30 dual carriageway is about 3.5 miles.

### Services

Mains electricity and gas. Private water and drainage shared with neighbouring homes and jointly maintained.

### Council tax band

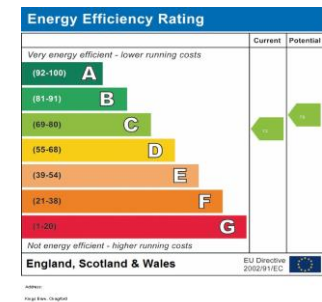
TBA

### Directions

From Fowlers offices go to the top of The Square and turn right and then right immediately down the other side of The Square. Follow this road for about half a mile and take the left turn after the Primary school which leads into the Teign Valley and passes the open air swimming pool. Continue along this country lane and almost at the end, on the left, you will come to a private lane flanked by two granite posts right next to the Sandy Park pub. Turn through the posts and continue along the private lane to Furlong, bearing right by the big Georgian House that names the settlement. This will bring you to a courtyard and the lane bears off to the right. Just after passing through the courtyard as if leaving, there is a sharp left turn and this is the gravelled parking area for Kings Barn and annexe.

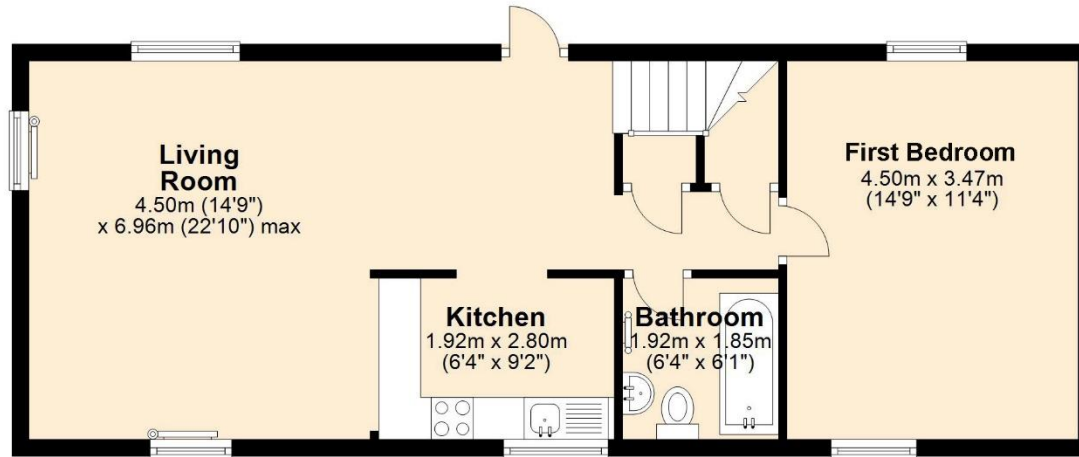


- A fine granite barn conversion and annexe set in a small settlement in the Dartmoor countryside
- Living room, kitchen, bathroom and double bedroom at ground floor level
- Upstairs gallery landing and double bedroom
- Full double glazing and mains gas fired central heating
- Patio and garden facing into the afternoon and evening sun with rural views
- Lower ground floor annexe
- Annexe living room, bathroom and two double bedrooms
- Fully double glazed annexe with mains gas central heating
- Parking for 3/4 cars
- An ideal home with space for guests



### Ground Floor

Approx. 56.2 sq. metres (604.8 sq. feet)



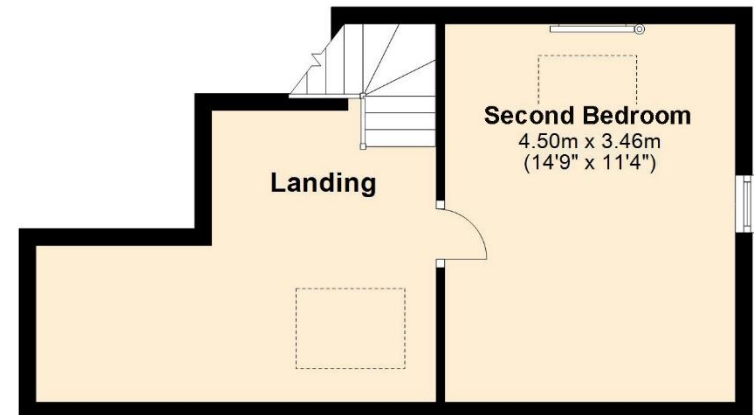
### Lower Ground Floor

Approx. 56.2 sq. metres (604.8 sq. feet)



### First Floor

Approx. 30.3 sq. metres (325.8 sq. feet)



Total area: approx. 142.6 sq. metres (1535.4 sq. feet)



### **Entrance**

The entrance to Kings Barn is at the upper ground floor level where the attractive patio and the garden are located. There are two exterior lights and a broad double glazed front door.

### **Living room**

This room has a pair of double glazed doors to the patio and garden and the ceiling is open into the eaves with exposed roof trusses, a pendant light point, two wall light points and two double panel radiators. It is overlooked by a galleried landing and there is a wooden breakfast bar and a large opening through to the kitchen. By the stairs is a shelved display niche and beneath the stairs are two built in storage cupboards.

### **Kitchen**

Fitted with a range of hand built kitchen cabinets with oak worktops. Integral to the kitchen is the stainless steel single drainer sink with mixer tap, a four burner gas hob with circulator hood and light above, a fan oven with grill and tiled splashbacks. There are four flush ceiling LEDs, a double glazed window and oak sill.

### **Bathroom**

Fitted with a white suite comprising a white bath with wood panelled side and twin taps and a built in thermostatic shower above, a hinged, glazed shower screen and splashbacks to ceiling height. There is a matching pedestal wash hand basin and a low level w.c., an extractor fan, two LED down lighters are ceiling recessed, a vinyl floor is laid and a chromed heated towel rail is wall mounted.

### **First bedroom**

A double aspect room with wooden double glazed windows with oak sills, a pendant light point, one double panel radiator and a cupboard concealing the Worcester mains gas fired central heating boiler which is solely for upper Kings Barn. Currently this room is used as an office.

### **First floor galleried landing**

The staircase winds up past a double glazed wooden window with a wood sill and the staircase has a velux double glazed skylight above for additional natural light. The large galleried landing has a wooden balustrade and space for storage or occasional seating. A door leads into the second bedroom.

### **Second bedroom**

This spacious bedroom has a large velux double glazed window, a tall window set in the exposed granite gable end wall, views over the surrounding countryside, a pendant light point and a single panel radiator.



### ***Exterior***

To the front of Kings Barn is an attractive paved patio and a granite retaining wall behind which is a lawn with a very gentle gradient. Two granite steps lead up to the gravelled path that leads to the parking area for Kings Barn and Kings Barn Annexe which is concealed from the house by tall mature hedges. The garden looks across neighbouring farmland and has mature flowering bushes and shrubs.

### **Kings Barn Annexe**

The annexe is located in the lower ground floor area of the building and has its own pedestrian access at the rear of the building. Presently the annexe does not have an internal link to Kings Barn.

### **Annexe entrance**

A double glazed wooden door and side panel set beneath a granite lintel lead into the central living room of Kings Barn Annexe. There is a wall mounted exterior light.

### **Annexe living room**

This is a generous space with an oak floor, two ceiling light points, space for a good size table and chairs and latched doors to two bedrooms and a bathroom.

### **Annexe bathroom**

A smart bathroom with a white suite comprising a pressed steel bath with a mixer tap and a built in thermostatic shower above, tiled splashbacks to ceiling height and a glazed, hinged shower screen. The wash hand basin has a chromed mixer tap and sits upon a vanity unit with a cupboard beneath. There is a low level w.c., three flush ceiling LED down lighters, an extractor fan and a wall mounted chromed electric heated towel rail. The floor is laid to oak.

### **Annexe first bedroom**

A generous double room with a double glazed window and oak sill, a single panel radiator, two ceiling light points and a fitted corner cupboard which houses the annexe's own mains gas fired central heating boiler.

### **Annexe second bedroom**

An 'L' shaped double room with a double glazed wooden window and sill, two ceiling light points and a single panel radiator.

### **Note:**

The Kings Barn and Annexe may be purchased with the adjacent West Barn subject to negotiation.







#### VIEWING BY APPOINTMENT ONLY

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