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properties

JACKSON-STOPS 



West Barn
Furlong, Chagford, Devon TQ13 8JW

£725,000 Freehold



The Property

West Barn is a handsome granite structure with some feature exterior timber cladding, full double glazing and mains gas central heating throughout. It has great character with some exposed internal structural features, such as granite walls and roof trusses and the accommodation is well presented. On the ground floor there is underfloor heating, an entrance hall, three bedrooms, a bathroom and utility room. At first floor level there is an airy living room open to the eaves with exposed feature timbers, a hand built Maple kitchen and a double bedroom with an ensuite bathroom. The living room has direct access to the exterior and dotted around the exterior of the house there are four patio terraces with views to the garden and countryside. Located in the garden is a big natural rock formation and there is a level upper lawn and some woodland and plenty of parking. Fowlers strongly recommend viewing this fine home to properly appreciate it.

Situation

West Barn is located in the small Dartmoor settlement of Furlong which sits midway 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.

Council tax

TBA

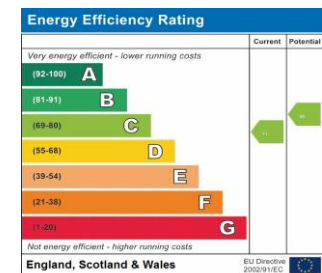
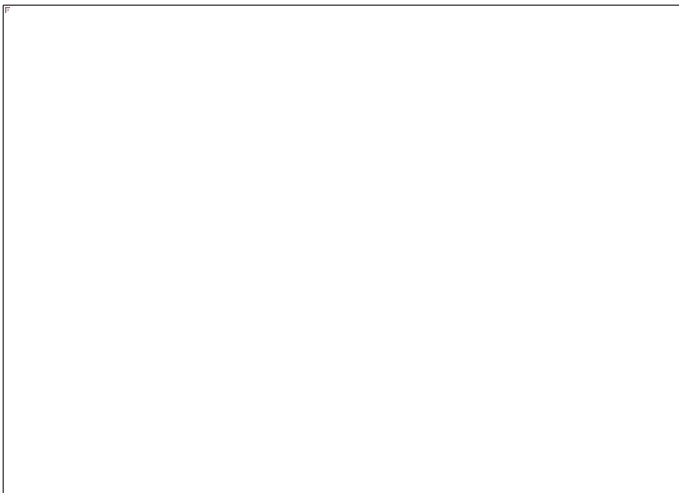
Services

Mains gas and electricity. Water is from a shared private supply with a filtration plant and the maintenance costs are split equally between the properties. Drainage is to a shared communal waste processing system and the operating costs are split equally between the properties.

Directions

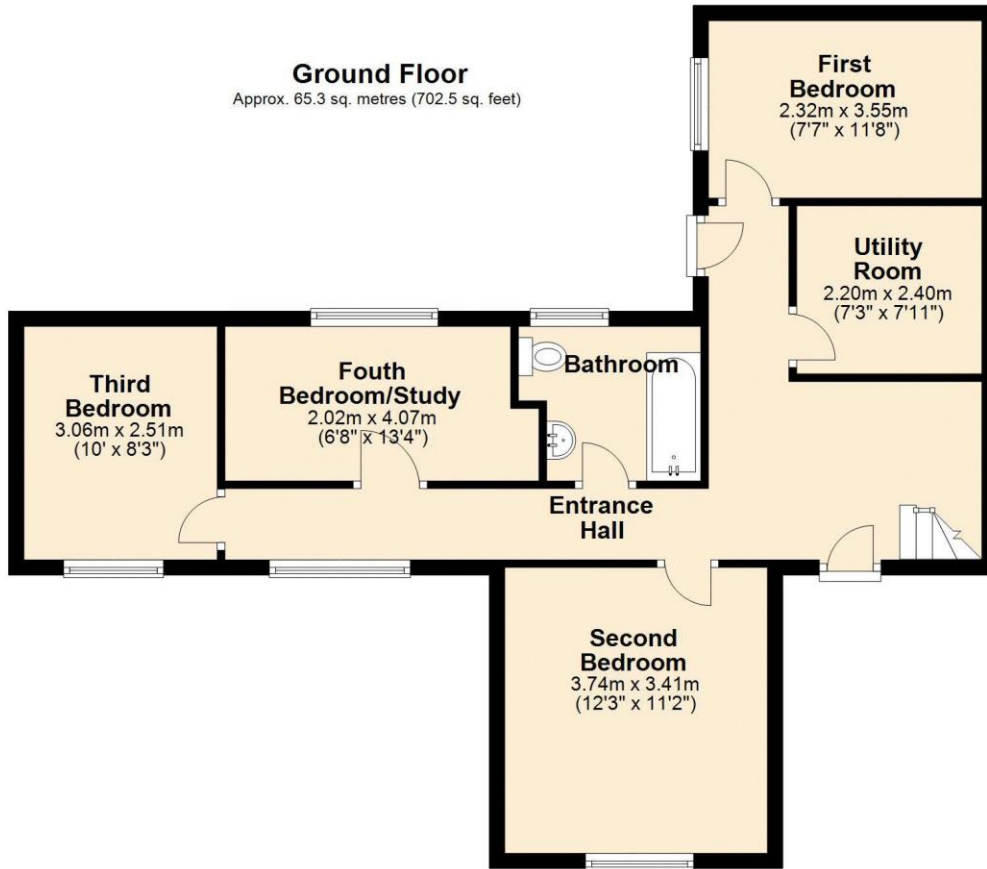
From Fowlers offices go to the top of The Square and turn right and then right immediately down the other side of The Square. Follow this road for about half a mile and take the left turn after the Primary school which leads into the Teign Valley and passes the open air swimming pool. Continue along 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 on the far side is a broad gravelled parking area for West Barn.

- A smart, character granite barn conversion in a small Dartmoor settlement
- Three bedrooms, hall, study, bathroom and utility room on the ground floor
- First floor living room, kitchen and main bedroom with ensuite bathroom
- Fully double glazed throughout with mains gas fired central heating
- Some exposed feature structural timbers and granite walls
- A charming Dartmoor garden with its own natural rock formations
- Four patio areas
- Upper lawned garden
- Area of woodland
- Parking for 3/4 cars



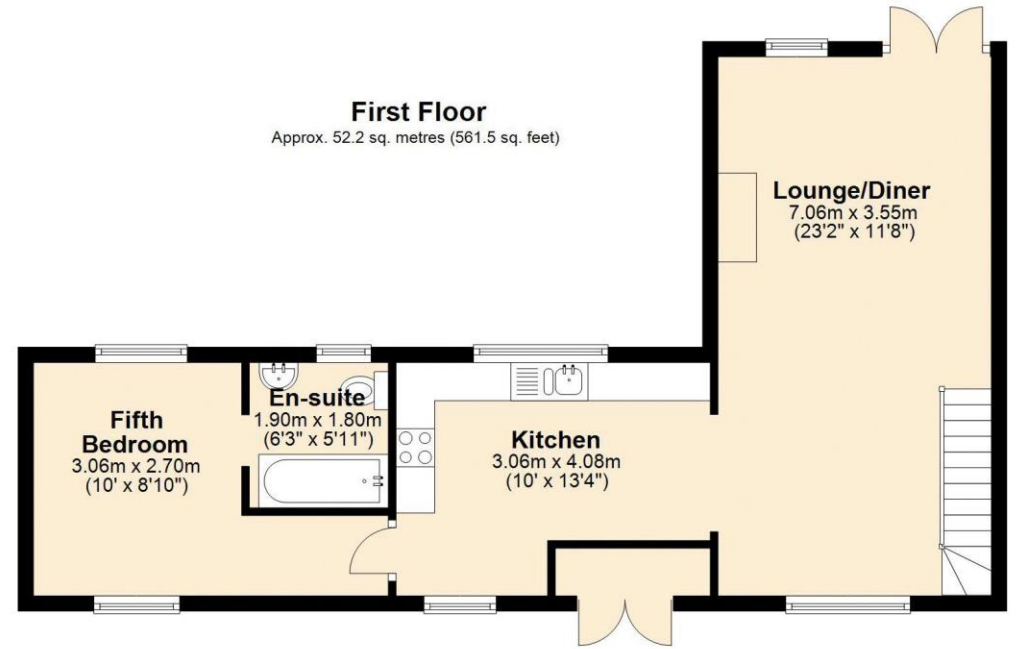
Ground Floor

Approx. 65.3 sq. metres (702.5 sq. feet)



First Floor

Approx. 52.2 sq. metres (561.5 sq. feet)



Total area: approx. 117.4 sq. metres (1264.0 sq. feet)



Entrance

A large gravelled apron sits at the front of West Barn with a raised granite planter to one side and a well disguised bin store. On one side of the house is a sunken patio garden with a paved area for a bistro set to sit in the morning sun. There is a paved area leading to the front door which is double glazed and framed by a full height painted timber clad frontage.

Entrance hall

The hall and access corridor that serves the ground floor rooms is slate floored with underfloor heating. There is an exposed granite structural feature wall, timber steps down to the access corridor and latched doors to all rooms. A second double glazed door at the rear of the hall leads out to the lower garden patio. A double glazed window in the front of the building overlooks the sunken patio at the front of the house and there are four LED downlighters and one wall light point.

Utility room

This is the laundry and boiler room with a wall mounted Worcester mains gas fired central heating boiler, a base cabinet and hardwood worktop with a single drainer stainless steel sink and a mixer tap, space for an automatic washing machine, built in shelves, a ceiling light point, a wall mounted central heating timer and a slate floor.

First bedroom

A double room with a double glazed wooden window and deep sill overlooking the lower garden patio, a ceiling light point and underfloor heating.

Second bedroom

A spacious double room with a broad double glazed wooden window looking out to the sunken patio, a ceiling light point and underfloor heating.



Bathroom

Fitted with a 'P' shaped bath with a curved, hinged shower screen, tiling to ceiling height, a side mounted mixer tap and a built in thermostatic shower with a rain shower head and a shower wand attachment. A pedestal wash hand basin with a mixer tap is fitted, a low level w.c., a wooden double glazed window with a natural wood sill, three LED down lighters and underfloor heating.

Study/fourth bedroom

A double glazed wooden window and sill looks out to the lower garden patio area and there is built in shelving and underfloor heating.

Third bedroom

A double room with a double glazed window looking out to the sunken patio at the front of the house, a ceiling light point and underfloor heating.

First Floor

Living room

An airy, triple aspect room with double glazed French doors to the upper patio, a rear and side facing double glazed window and a large front facing double glazed window. The ceiling is open into the eaves with exposed roof trusses and there are three pendant light points. A wood burner is mounted on a granite hearth and has a lined flue and there are three wall light points and underfloor heating. It has a sitting area and a dining area beside a broad opening with three shallow steps which lead down to the kitchen.

Kitchen

There are wooden double glazed windows front and rear and a view over the garden to the countryside. The kitchen cabinets are hand built with maple and offer an extensive range of wall and base cabinets with a fitted halogen four ring hob with a cooker hood and light above, a Bosch electric fan oven and grill, an integral dishwasher and space for a microwave. A large bank of larder cupboards is also fitted. There are four LED downlighters and the flooring is a painted timber effect vinyl. A latched door leads to the fourth bedroom.

Fifth bedroom

This double bedroom has three double glazed wooden windows and a view to the garden and countryside at the rear. It has a central ceiling light point, underfloor heating and a latched door to the ensuite bathroom.

Ensuite bathroom

Fitted with a panelled bath with tiled splashbacks, a shower/mixer tap, a low level w.c. and a pedestal wash hand basin with twin chromed taps and a tiled splashback. There are three flush mounted LED downlighters, an extractor fan and a double glazed wooden window.





Exterior

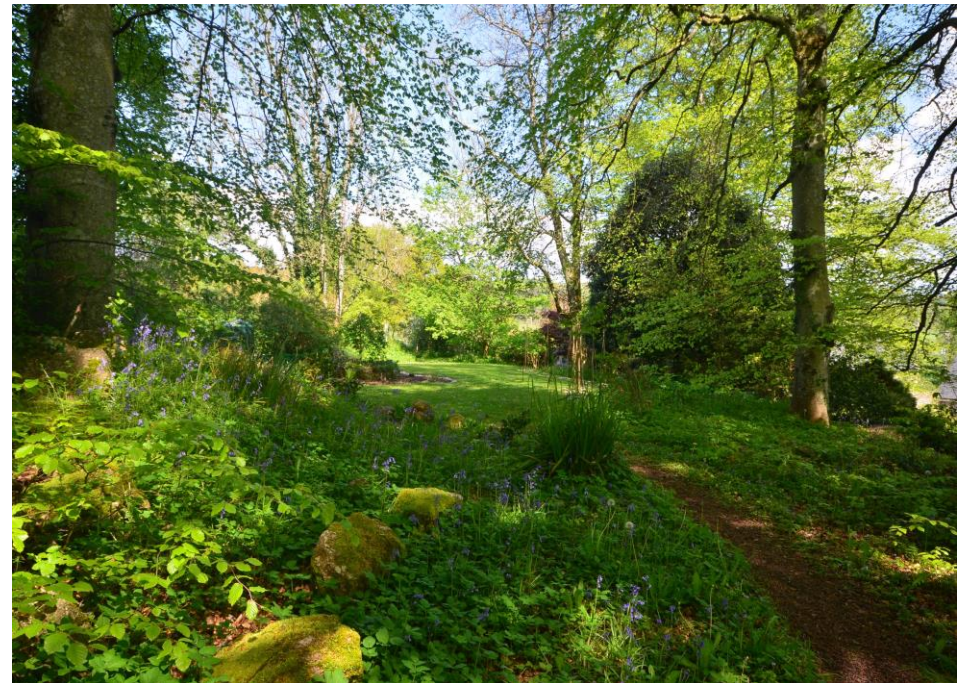
The gardens at West Barn are on two levels and include a lower walled garden with a large patio, a gravelled barbeque area and a large arched partially underground store for gardening equipment and garden furniture storage. There is a level lawned area with attractive shrubberies and a rockery alongside the steps up to the two upper patios. Sited in the garden is a large natural granite rock formation which gives quite the feel of Dartmoor. At the top of the steps is a paved patio immediately outside the living room and this has a balustrade and granite steps that wind down to a new lower patio which also has a new wooden balustrade and a view over the garden to the rock formation and the countryside beyond. At the upper level of the garden there is access to a large level grassed area with a central flower bed framed with pretty pebbles and ten other smaller pebble framed beds. A pathway leads into the woodland that comes with the property where there is a garden storage area and a log store for cut firewood. The gardens have something for everyone with sun, shade, views and privacy.

Parking

At the front of West barn there is parking for 3/4 cars with some space to spare.

Note:

Currently West Barn and King's Barn and Annexe are on a single freehold title. This will be split at the point of sale unless a purchaser wishes to buy both properties.





VIEWING BY APPOINTMENT ONLY

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