



**fowlers**  
properties

**West Barn**

Chagford, Devon TQ13 8JW

**£650,000** Freehold



### The Property

West Barn is a handsome granite structure with some feature exterior wood cladding, full double glazing and mains gas central heating throughout including ground floor underfloor heating. It has great character with some exposed internal structural features, such as granite walls and roof trusses and the accommodation is well presented throughout. On the ground floor the accommodation comprises an entrance hall, three bedrooms, a bathroom, study and utility room. At first floor level there is an airy living room which is open into the eaves with exposed roof trusses, a hand built kitchen of Maple and a double bedroom with an ensuite bathroom. The living room has direct access to the garden with double doors and there are four garden patio terraces with views to the garden and the countryside. Located in the lower garden is a huge natural granite rock formation and there is also an upper lawned garden, some woodland, a log store and plenty of parking. Fowlers strongly recommend viewing this home to fully appreciate all it has to offer.



### Situation

West Barn is 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 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 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 treatment plant and the operating costs are split equally between the properties.

**Council Tax** TBA

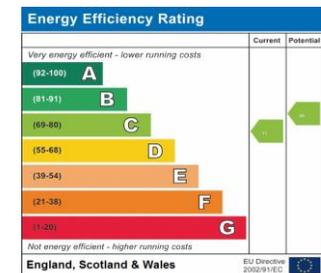
### Directions

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 on the far side is the broad gravelled parking area for West Barn.

What Three Words: kiosk.airship.superbly



- A very smart character barn conversion in a small Dartmoor settlement
- Hall, three bedrooms, study, bathroom and utility room on the ground floor
- First floor vaulted living room, kitchen, main bedroom and ensuite bathroom
- Fully double glazed throughout with mains gas fired central heating
- Some exposed structural timbers and granite stonework
- Charming Dartmoor garden with its own natural rock formations
- Four patio areas
- Upper lawned garden and woodland
- Parking for 3/4 cars
- A delightful family home



### Entrance

A large gravelled parking apron sits at the front of West Barn with a raised granite planter to one side and a smart and tidy bin store. To one side of the house is a sunken patio garden ideal 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 serve the ground floor rooms is slate floored with underfloor heating and it has four LED downlighters and a pendant light point. It has an exposed granite feature wall, latched timber doors to all rooms and timber capped steps down to the access corridor that serves the bathroom, two of the bedrooms and the study. To the rear of the hall there is a double glazed exterior door to the lower garden patio.

### Utility room

This laundry and boiler room has a wall mounted Worcester mains gas central heating boiler, a fitted base cabinet with a hardwood worktop, a single drainer stainless steel sink with a mixer tap, space and plumbing for an automatic washing machine, built in shelving, a wall mounted central heating timer and a slate floor.

### First bedroom

A double room with a double glazed wooden window and deep sill which overlooks the lower garden patio. It has 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 garden at the front of the property. It has a ceiling light point and underfloor heating.





### **Bathroom**

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

### **Study/fourth bedroom**

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

### **Third bedroom**

A double room with a wooden double glazed window looking out over the sunken front patio garden. It has a ceiling light point and underfloor heating.



## *First Floor*

### **Living room**

This is an airy and bright double aspect room with double glazed French doors to the garden, a large double glazed window looking out to the front of the property, open eaves with exposed roof trusses and three pendant light points. A powerful woodburner is mounted on a granite hearth with exposed lined flue, there are three wall light points and underfloor heating. This room has a sitting area and a dining area with a broad opening and steps down to the slightly lower kitchen.

### **Kitchen**

This double aspect room has wooden double glazed windows and views over the garden to countryside. The kitchen cabinets are hand built of maple and provide an excellent range of base and wall cabinets with timber worktops and a fitted halogen four ring hob with cooker hood and light, a Bosch electric fan oven and grill, an integral dishwasher and space for a microwave. A large bank of larder cupboards are fitted to one wall and there are four LED down lighters, a timber effect vinyl floor and a door to the fifth bedroom.

### **Fifth bedroom**

A double aspect bedroom with three wooden double glazed windows, views to the garden and countryside, a ceiling light point, underfloor heating and a latched door to the ensuite bathroom.





### **Ensuite bathroom**

Fitted with a panelled bath with tiled splashbacks, a pedestal wash hand basin with chrome taps, a low level w.c., an extractor fan, three LED downlighters 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 partly underground store for garden furniture and equipment storage. There is a level lawn with attractive shrubberies and a rockery alongside the steps 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 double doors which has a balustrade and view over the garden to the rock formation and countryside beyond. At the upper level of the garden there is access to a large lawned area with a central flower bed framed by pebbles and with ten other pebble framed beds. A pathway leads into the area of woodland where there is a garden storage, log cutting area and woodshed. These gardens have something for everyone with sun, shade, views, privacy and a natural playground.

### **Parking**

To the front of West Barn there is ample parking for 3/4 cars.

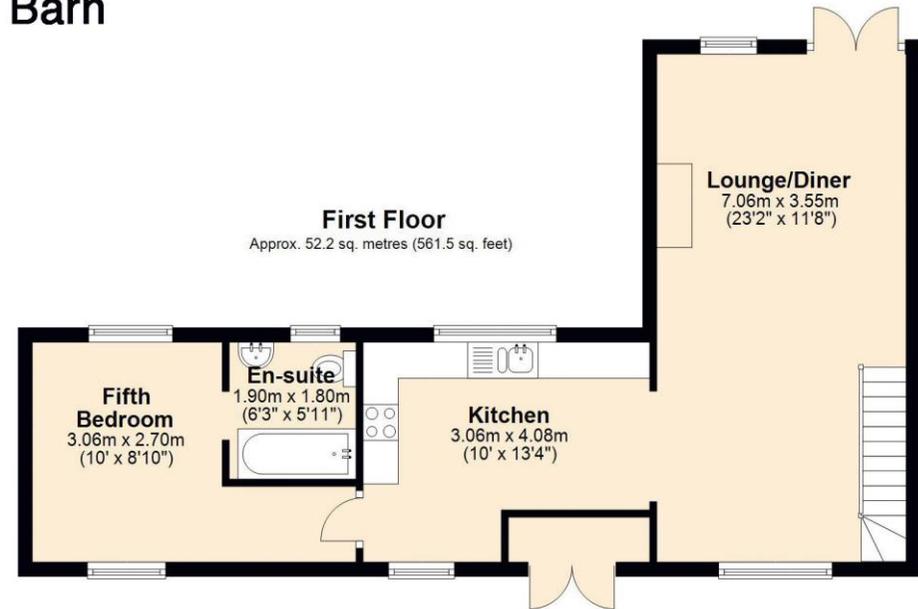
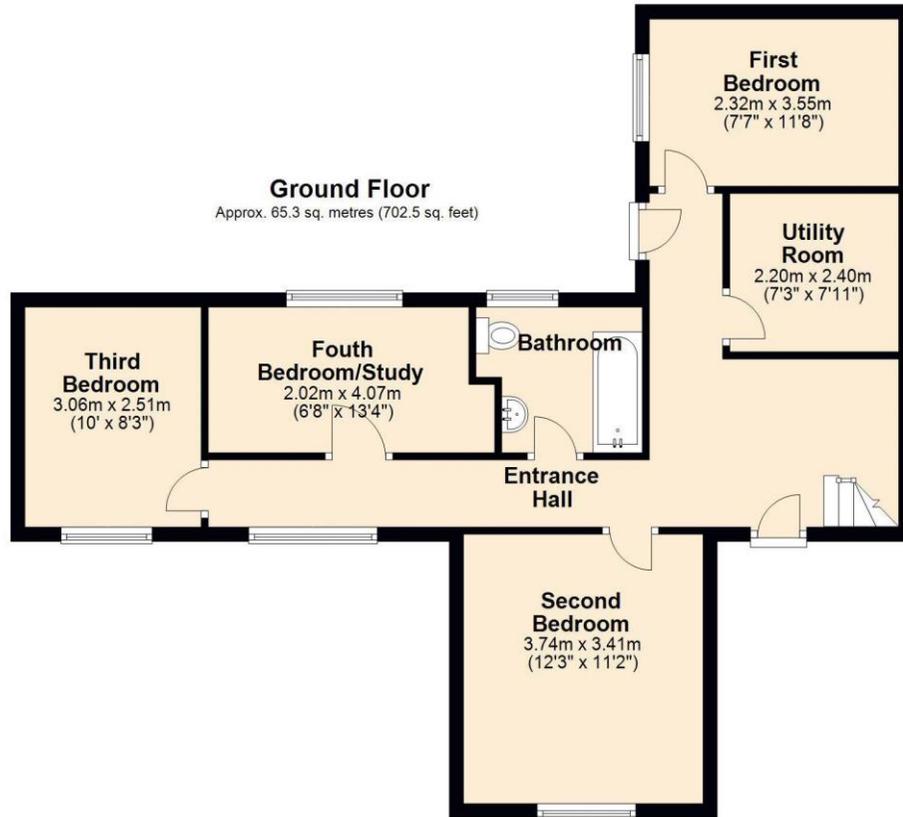
### **Note:**

Currently West Barn and it's neighbour Kings Barn are on a single title. This will be split at the point of sale unless the purchaser would like to buy both properties.





# West Barn



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

## VIEWING BY APPOINTMENT ONLY

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