



fowlers
properties

West Barn and Kings Barn
Chagford, Devon TQ13 8JW

£1,150,000 Freehold



The Property

West Barn and Kings Barn with its annexe are handsome granite structures with some feature exterior timber cladding, full double glazing and mains gas central heating throughout. They have considerable character with some exposed internal structural features, such as granite walls and roof trusses and well presented accommodation throughout. There is underfloor heating on both the ground and first floor of West Barn, 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. Kings Barn is adjacent to West Barn and comprises an upper floor of two bedrooms, gallery and bathroom, kitchen and vaulted living room/dining room and a separate lower floor comprising a 2 bedroom guest annexe. The property is ideal for multi generational families or as a main home and holiday or full time rentals. The grounds extend to about one acre and include pretty gardens with some very large, natural stone features, a level lawn and some woodland. There is plenty of parking. Fowlers strongly recommend viewing this fine and flexible home.

Situation

West Barn and Kings Barn 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.

Council tax

Band G

Services

Mains gas and electricity to West Barn, Kings Barn and the Annexe. 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

What Three Words: kiosk.airship.superbly

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.

- **Two smart, character granite barn conversions and annexe in a small Dartmoor settlement close to Chagford**
- **Eight bedrooms in all**
- **Living accommodations arranged over three floors**
- **Fully double glazed throughout with mains gas fired central heating to each barn**
- **Exposed feature structural timbers and granite walls**
- **Charming Dartmoor garden with its own natural rock formations and woodland**
- **An ideal home for an extended or multi generational family**
- **Patios, terraces and lawned gardens**
- **Area of woodland**
- **Parking for 6/7 cars**

West Barn 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.

West Barn 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.

West Barn 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.

West Barn 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.

West Barn 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.





West Barn 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.

West Barn 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.

West Barn 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

West Barn 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.

West Barn 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.

West Barn 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 access through 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.





Kings Barn

Kings Barn 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.

Kings Barn 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.

Kings Barn 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.

Kings Barn 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 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.



Kings Barn 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.

Kings Barn 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.

Kings Barn 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.

The Annexe

Annexe entrance

The entrance to the annexe is below Kings Barn and off of the gravelled parking at the front of West Barn. 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.



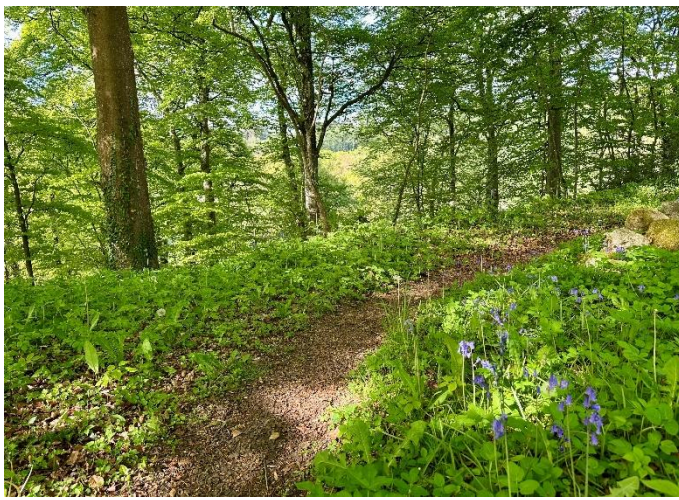
Exterior

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. Outside of Kings Barn there is a large patio, a grassed area with mature flowering shrubs. The gardens have something for everyone with sun, shade, views and privacy.

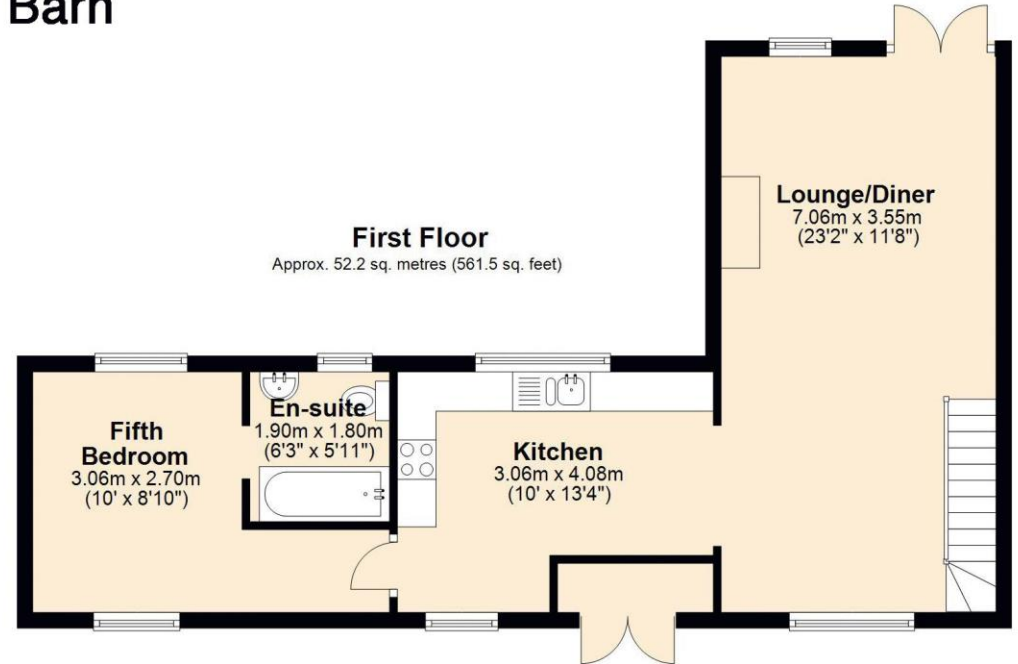
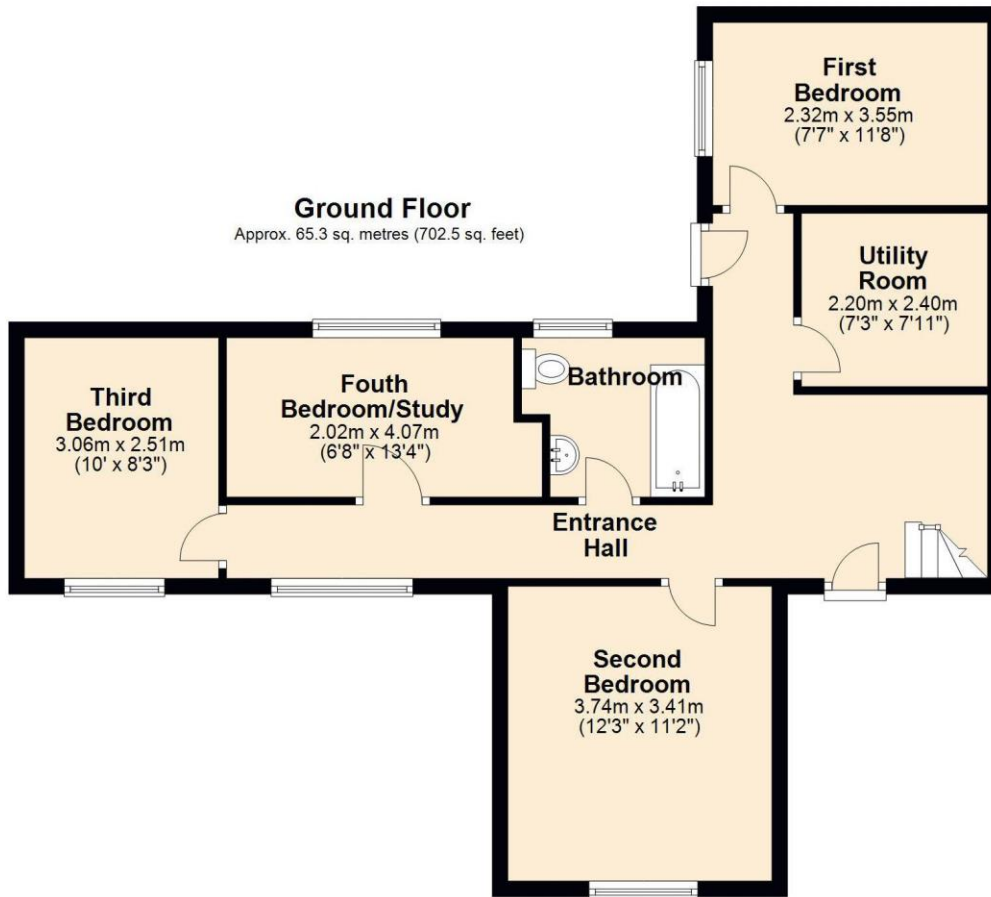
Parking

At the front of West barn there is parking for 3/4 cars with some space to spare and close to Kings Barn is further parking for another 3 cars.

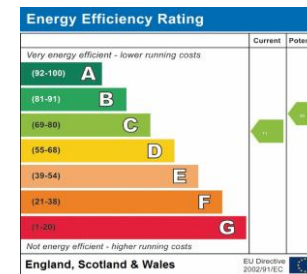




West Barn

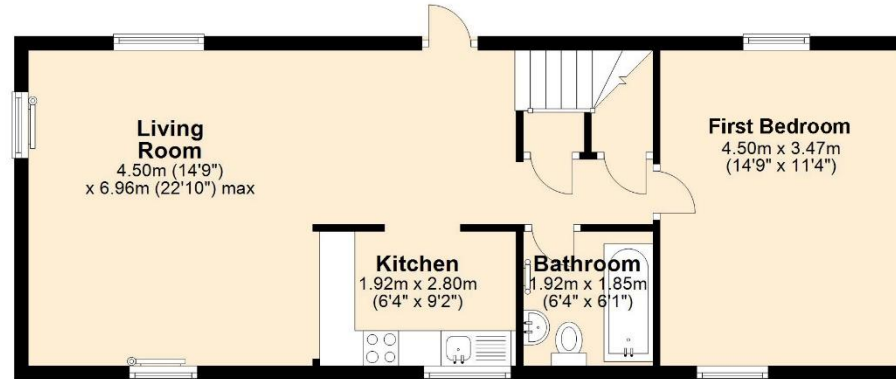
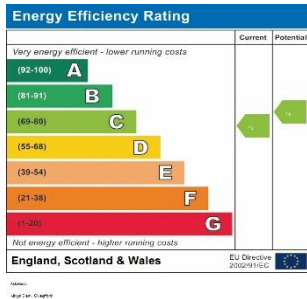


Total area: approx. 117.4 sq. metres (1264.0 sq. feet)



Address:
West Barn, Loughor

Kings Barn



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

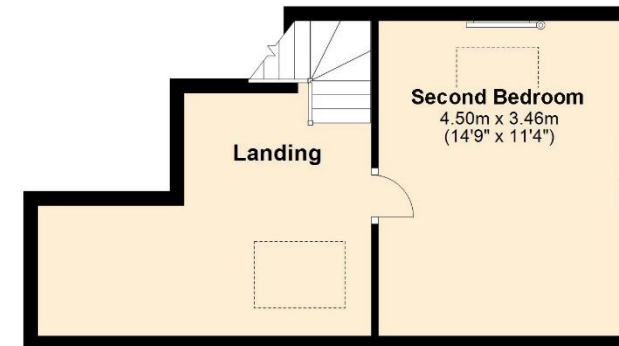
The Annexe

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)

VIEWING BY APPOINTMENT ONLY

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