



MILLARD
COOK

THE BARN, HILLFIELD
NEAR DARTMOUTH
TQ6 0FA

A stunning detached 4 bedroom home only 3.5 miles from Dartmouth



The Barn is a beautifully presented Grade II Listed detached property situated in the stylish Hillfield development, a selection of bespoke homes, only around 10 minutes drive inland from the historic naval port of Dartmouth.

The Barn was converted around 5 years ago to create a modern family home for those wishing to purchase a “turn key” house offering large, flexible accommodation to suit either full time living or a second home.

Internally, the property has 3 good size reception rooms, a 20ft open plan kitchen/dining room and a guest bedroom en-suite. The first floor offers 3 further double bedrooms, all with en-suite facilities.

The property benefits from ample parking, a detached double garage, extensive patio facing in a southerly position and a rear entertaining courtyard. Within a short walk, on site facilities include a grass recreational area, tennis court and a children’s playground.

Key features

- Over 2,000 sqft accommodation
- 4 Double bedrooms
- 29ft Sitting room
- Snug/TV room
- Sunroom
- Large kitchen/dining room with fitted appliances
- Modern en-suite facilities
- Air source underfloor heating
- Ample parking and double garage





Accommodation

Entrance door to the large sitting room with feature stove and two windows overlooking the front aspect. Underfloor heating with oak flooring.

Adjacent is the stunning kitchen/dining room with high ceilings and a mass of skylights. The kitchen has a comprehensive range of bespoke drawers and units including two Siemens ovens, built-in fridge, freezer, dishwasher and induction hob with extractor above. Adjoining is a useful utility with space for washing machine and tumble dryer, sink unit and a cloakroom with a WC and a handbasin.

The dining area with continuing oak flooring has ample space for a large table with double doors and two side windows to the rear courtyard. Air conditioning units in the TV room, main sitting room and kitchen.



Ground Floor

Approx. 124.6 sq. metres (1341.6 sq. feet)



Kitchen/Dining Room
4.00m x 6.26m
(13'1" x 20'6")

Utility

WC

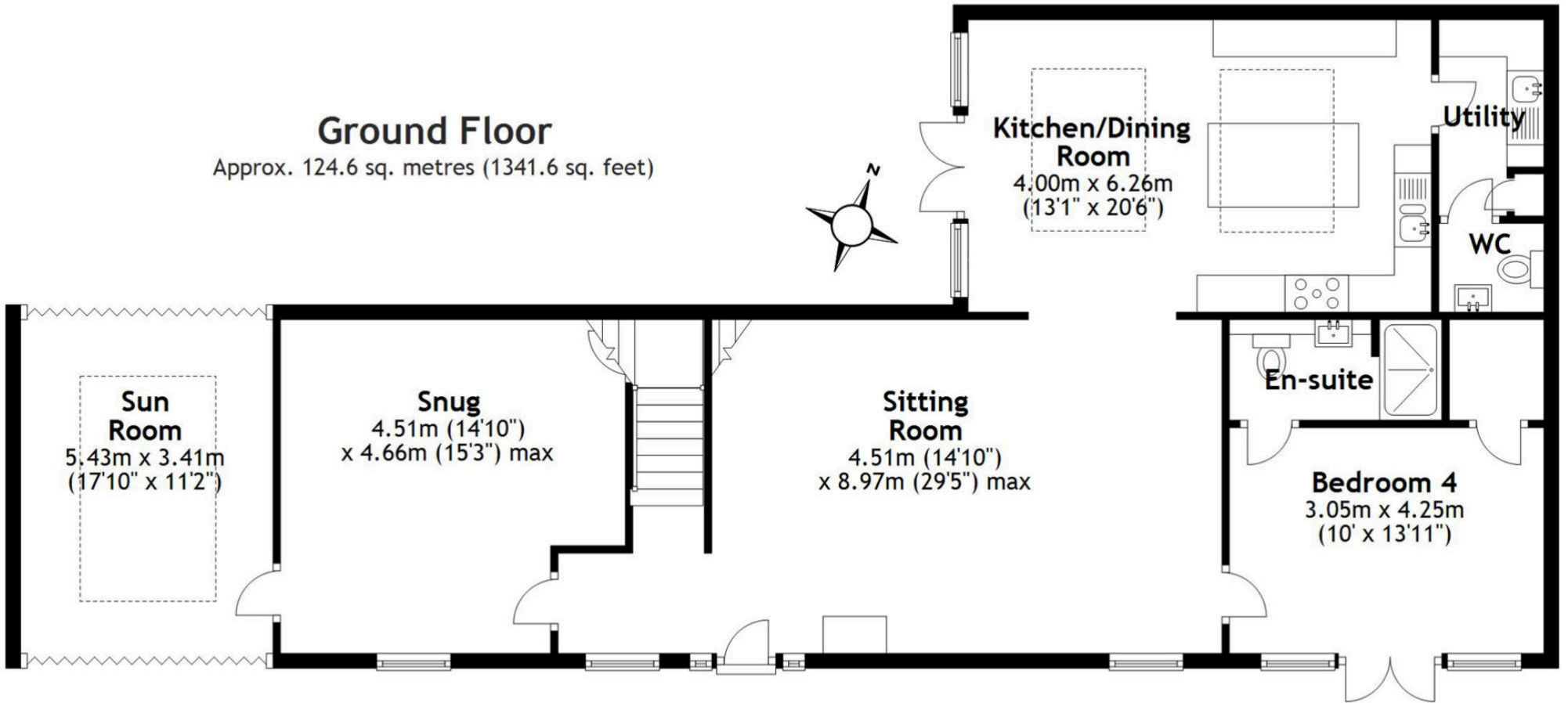
En-suite

Sun Room
5.43m x 3.41m
(17'10" x 11'2")

Snug
4.51m (14'10")
x 4.66m (15'3") max

Sitting Room
4.51m (14'10")
x 8.97m (29'5") max

Bedroom 4
3.05m x 4.25m
(10' x 13'11")



First floor

Landing with airing cupboard housing hot water tank. Skylight.

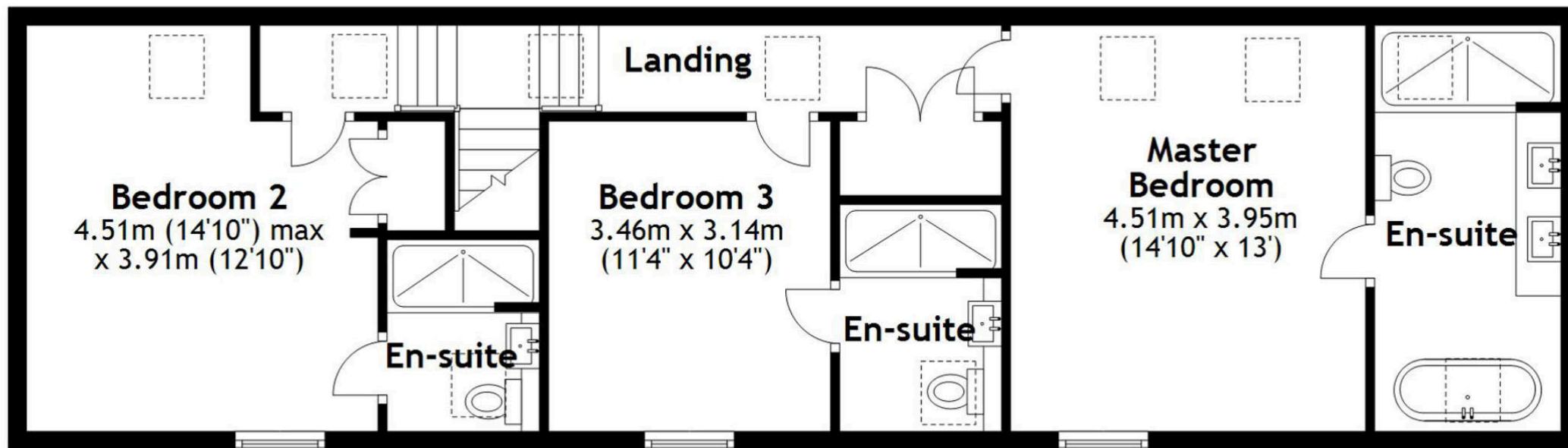
The large principal bedroom has southerly views across the surrounding countryside with a beautiful tiled en-suite with a free-standing bath, walk-in shower, WC, two hand basins and a large mirror and skylights.

The two other double bedrooms have en-suite shower facilities, one with built-in wardrobes, both enjoying southerly views.



First Floor

Approx. 77.0 sq. metres (829.3 sq. feet)



Total area: approx. 201.7 sq. metres (2170.8 sq. feet)

The Barn, Hillfield, Dartmouth

The Outside

A drive leads to the extensive parking area and the detached double garage (18'8"X 18'7"), with electric up and over door, light and power with useful storage above.

The front of the property has a very large patio running the length of the property with mature shrubs as its boundaries, facing in a southerly direction enjoying a large degree of privacy. Access to the property via the front door, sunroom and the guest ground floor bedroom.

To the rear via the sunroom, kitchen and side of the property is a further patio, an ideal entertaining space.



Services

All mains services are connected except gas (not in the hamlet) Air source heating system.

Tenure: Freehold. This property has no holiday restriction.

There is an annual service charge for the communal grounds, drive, recreational area and tennis court. Please contact the agent for further details.

Council tax band: F

Property size
2,170 sqft

Viewings

Advanced notice required to view the property, strictly via Millard Cook in Dartmouth.

Floor plans and images are for guidance only.



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