



MILLARD
COOK

Five Shires, Pruston Barton Court, Blackawton, TQ9 7AJ

A beautiful barn conversion with gardens, parking and a garage
in a rural setting only 4.5 miles from Dartmouth



Five Shires is a charming end barn conversion converted in the 1990's. Nestled in a peaceful and picturesque setting on the outskirts of Blackawton, this unique home is part of an exclusive collection of six individual properties offering flexible accommodation, ideal as a permanent residence or a second home.

The property is conveniently located 4.5 miles from the historic town of Dartmouth and around 4 miles from the blue flag awarded beach of Blackpool to the south.

Inside, the property is full of character featuring exposed stonework and timber beams. The superb living room boasts a vaulted ceiling and a wood burner creating a warm and inviting atmosphere. A stunning Oak-framed conservatory is a more recent addition providing extra living space and wonderful views over the private gardens. There is kitchen with a good range of units, three bedrooms including one on the ground-floor room with an en-suite. To the first floor, there are two further bedrooms, a study area and a family bathroom. The principal bedroom benefits from a useful en-suite. The home is designed for energy efficiency with solar panels keeping electricity costs low. There is also double glazing and underfloor oil fired heating system throughout

Outside, the mature gardens are beautifully maintained offering a generous space to enjoy open views. There is ample parking, a garage, and an additional parking space to the side of the property.

To the front, a delightful, shared courtyard filled with flowering plants and shrubs adding to the property's charm.

From here, level access to the property for those requiring assistance with the benefit of the downstairs bedroom and en-suite facility.



Accommodation

Entrance hall with slate flooring leads to the delightful living room with vaulted ceilings and exposed stone walls with a feature wood burner. Space for a dining table and stairs rising. Adjoining, the superb conservatory built by local builders enjoying a mass of floor to ceiling windows, oak beams and skylights with a double and a single door leading to the rear gardens.

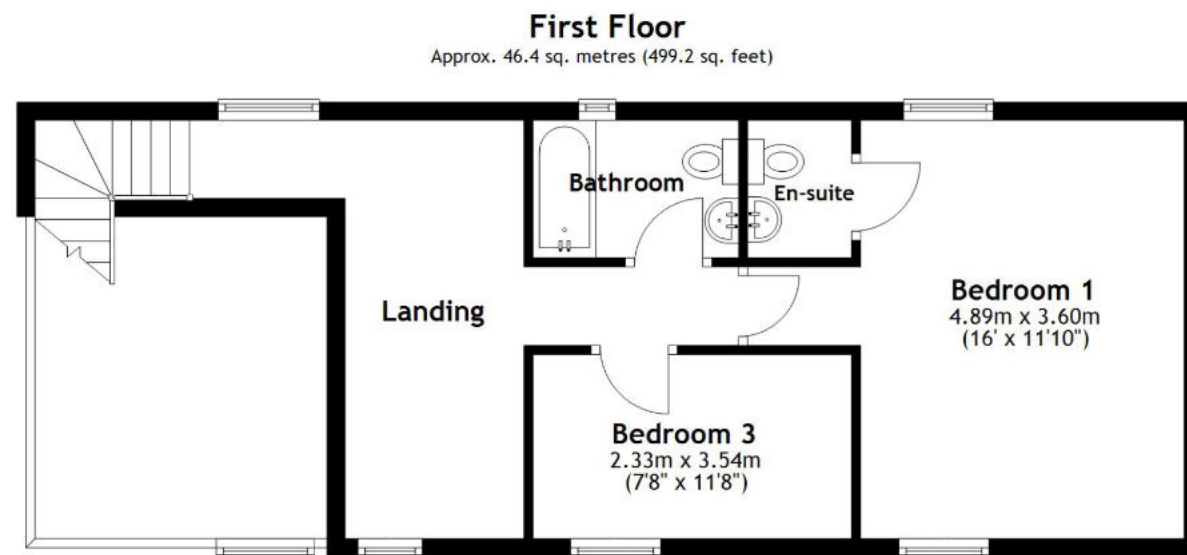
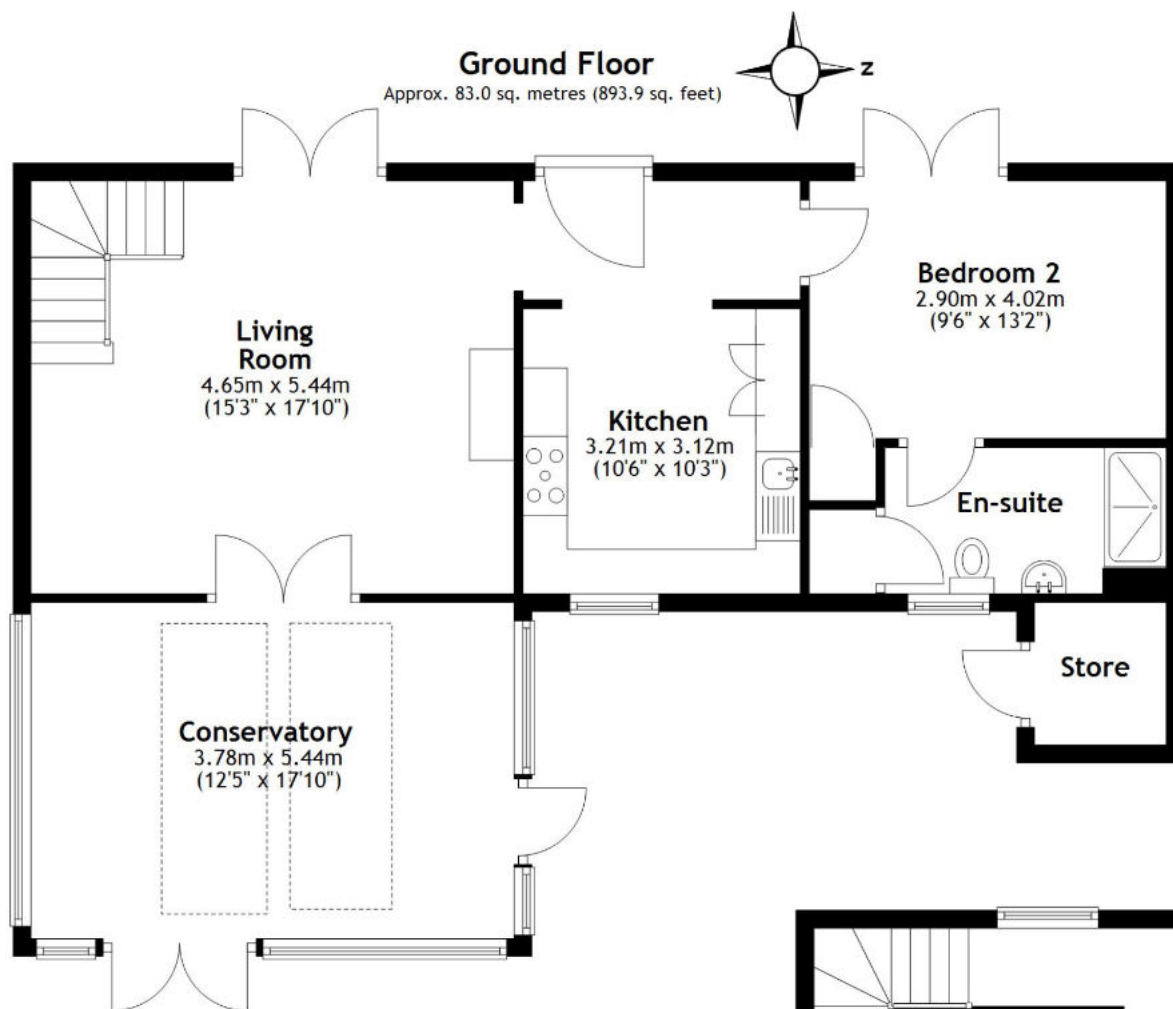
From the entrance hall, the kitchen offers a range of drawers and cupboards with built-in dishwasher, 6 ring gas/electric oven and a sink unit. Space and plumbing for a washing machine, vented tumble dryer and a fridge/freezer. Oil boiler for domestic hot water and the central heating. Tiled flooring and window overlooking at the rear gardens.

On the ground floor is a large double bedroom with french doors opening onto the central courtyard. Built-in wardrobe. There is an en-suite with a walk-in shower, WC, hand basin, window and cupboard housing the hot water tank.









Total area: approx. 129.4 sq. metres (1393.1 sq. feet)
Five shires, Preston Barton Court, Blackawton, Totnes

First Floor

The landing offers a splendid mezzanine area, ideal space for an office with potential alterations (subject to any relevant planning consent) to create a further living space/bedroom. This double aspect area has a large window overlooking the rear garden and to the front, central courtyard. From here, views down to the living room with exposed timbers and vaulted ceilings.

The landing leads to the third bedroom with a large window overlooking the gardens and farmland beyond. There is a bathroom with a panelled bath, WC and a hand basin. Window overlooking the central courtyard.

The delightful double aspect principal bedroom has high vaulted ceilings. Window overlooking the courtyard, gardens and farmland beyond. There is an en-suite with a WC and a hand basin. Above, is the access to a small loft area for storage.



To the outside

A shared driveway to six properties leads to an extensive communal parking area and one allocated parking space, plus ample visitor parking. There is a communal bin store. Opposite, a good size garage (19'7" x 8'10") with light, power and useful storage above and a Velux window.

From the garage and parking, a short walk to the delightful private gardens offering an abundance of maturing flowers, shrubs, beech hedging, willow and an olive tree. The garden is lawned with a greenhouse and raised flowerbeds. Steps lead down to a further seating area and to the rear of the property and the conservatory with paving including two timber sheds and the oil tank.

A gate to the side of the property leads to a further parking space and around to the charming, shared courtyard. This area offers an abundance of maturing flowers, shrubs and established trees within the surrounding buildings. A private pathway and seating area adjacent to the property leads to the front door. This area offers a tranquil, relaxing area capturing the afternoon and evening sunlight.



Services

Mains water connected. Oil fired central heating, shared drainage with the neighbouring properties. Main electricity and solar panels.

There is a management fee per annum, please contact the office for further details.

Council tax: E
EPC: D
Property size 1,393 sqft

Viewings

Strictly by appointment only through Millard Cook in Dartmouth. If you wish to visit Dartmouth by helicopter or yacht, please contact the office to discuss suitable helicopter landing sites, moorings and transportation within the Dartmouth area. If you are unable to travel to Dartmouth, Millard Cook provide private online viewings upon request.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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