



Faunstone Barn, Shaugh Prior, PL7 5EW

CHRISTOPHER'S  
SOUTH HAMS



## Faunstone Barn, Shaugh Prior, PL7 5EW

Christopher's are thrilled to present this immaculate 4/5-bedroom barn conversion close to Shaugh Prior on the southern fringes of Dartmoor National Park. With over 4,200 sq. ft, Faunstone Barn offers highly flexible accommodation, ideal for those looking for either multi-generational living or the ability to divide the property allowing for income potential. Sitting in a beautifully elevated position, and on a large plot, Faunstone Barn is approached through an automated gate giving access to a large parking and turning area with space for a number of vehicles. Venture over your own bridge to the front door and you are greeted by a glorious entrance hall with the Upper Floor accommodation all leading from here, including south facing garden room, utility/cloakroom and multi-functional studio sitting under a shaded veranda. On the other side of the hall, a prominent sitting room leads onto a balcony overlooking open farmland and countryside. Forming very much the heart of this exquisite home is the stunning farmhouse style kitchen/dining room with double aspect doors opening one side onto a Juliet balcony to absorb the surrounding landscape and on the other to a large south facing terrace. Open-plan yet cleverly separated by a central modern log burner, this beautifully light and airy room also showcases an additional family area giving a great space to relax whatever the weather. The aforementioned terrace also houses the detached home office and hydrotherapy tub; a truly special space to entertain family and friends. It is this floor that with some inspiration lends itself to perfect adaptation for multi-generational living or to separate into Air BnB potential (strc). From the central hall on the Lower Floor (currently used as a gym) is the fabulous master suite with separate dressing room and ensuite featuring bath and shower. Three further double bedrooms also enjoy ensembles and boast built-in storage. This floor also has an additional store and wine cellar. Outside, Faunstone Barn sits on a generous plot of approximately 1.5 acres and is surrounded by beautiful gardens and paddocks with a separate garage/workshop adding to the endless possibilities on offer. There are two schools of thoughts as to the origins of the word 'Faunstone'. One is that it derived from the Middle English words "fayn", or "fane", which mean "glad" and became a nickname for a happy or good-natured person. The second thought is that it could have been a local name derived from the expression "at the van" which was an instrument connected to threshing. Whichever is correct, you can be sure this superb home will have you with a smile on your face and making some 'thrashing' good memories. Bursting with so many opportunities, this utterly magnificent home delights the imagination and viewings are highly recommended.



## Key Features

Detached Barn Conversion	Income Potential (strc)
Over 4,200 sq.ft of accommodation	Double Garage
Flexible Accommodation	Ample Parking
4/5 Double Bedrooms with ensembles	Gardens & Grounds – approx. 1.5 acres
Abundance of Storage	Stunning Views

## Situation & Amenities

Protected by a belt of farm and woodland, Shaugh Prior lies about 8 miles from Plymouth and 5 miles from Plympton on the southwest slopes of Dartmoor National Park and with no through route offers quite a tranquil setting. Teeming with a community feel, this picturesque village offers a primary school, historical moorland church, mobile library and a village/recreational hall hosting various community groups including luncheon clubs and movement classes. There are also two public houses within walking distance of Faunstone Barn! Fantastic outdoor activities including horse-riding, walking and cycling can be found against the backdrop of the scenic Plym Valley, rugged tors and heather-clad moorland and with golf facilities also at nearby Elfordleigh there is truly a wealth of leisure pursuits to be had here. Despite being tucked away in Shaugh Prior, regular bus services give access to the nearby towns of Plympton and the Ocean City of Plymouth which both offer further amenities including primary & acute medical care, dental surgeries, high-street and bespoke shopping, theatres, cinemas, restaurants, museums and galleries. There is also a daily free bus service to the renowned Ivybridge Community College with its World Class Quality Mark Award. The Penzance to Paddington Mainline train services are available from both Plymouth and Ivybridge and Brittany Ferries also operate seasonal services from Plymouth to France and Northern Spain.

## Services

Mains Electricity. Oil Fired Central Heating.  
Private Water. Private Drainage.

## Tenure

Freehold.

## Local Authority

South Hams District Council,  
Follaton House, Totnes, TQ9 5NE

**COUNCIL TAX BAND:** E

## Viewings

Strictly by appointment through  
Christopher's South Hams  
01752 746 550













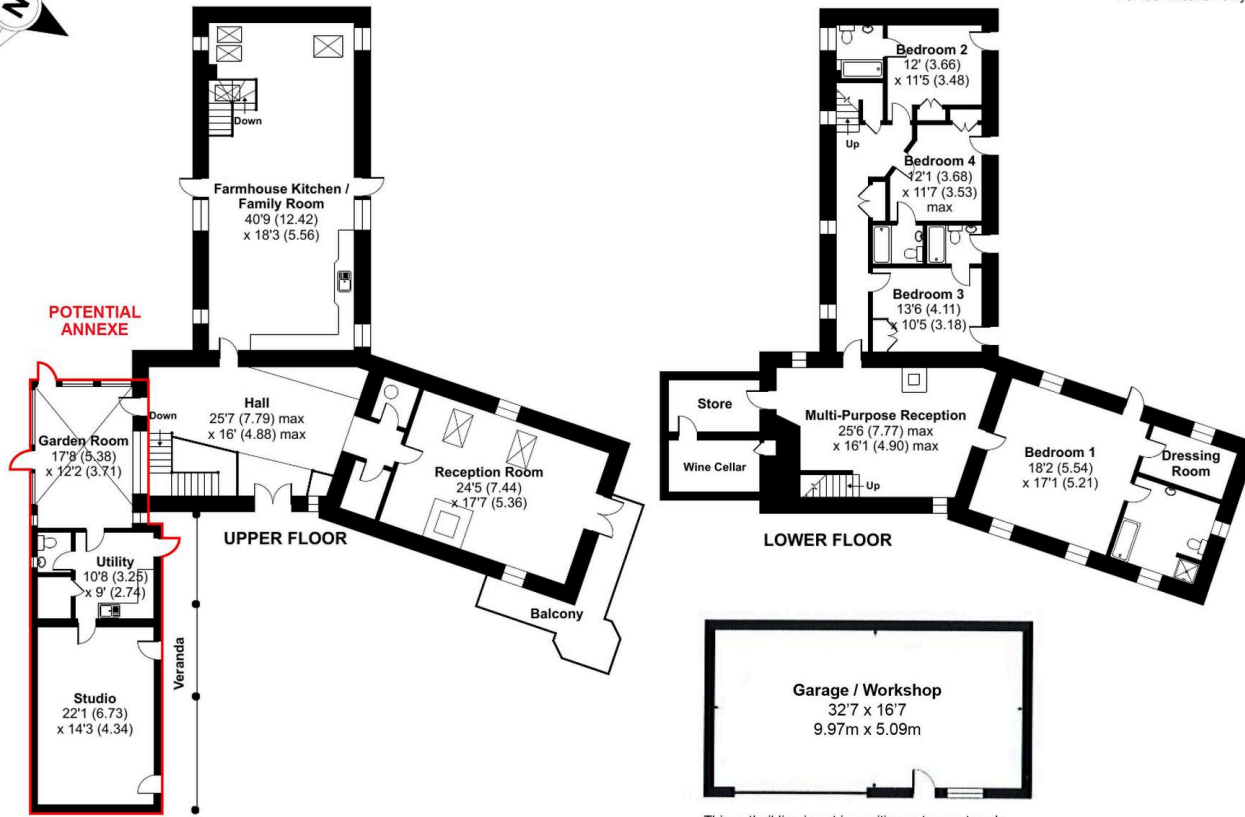




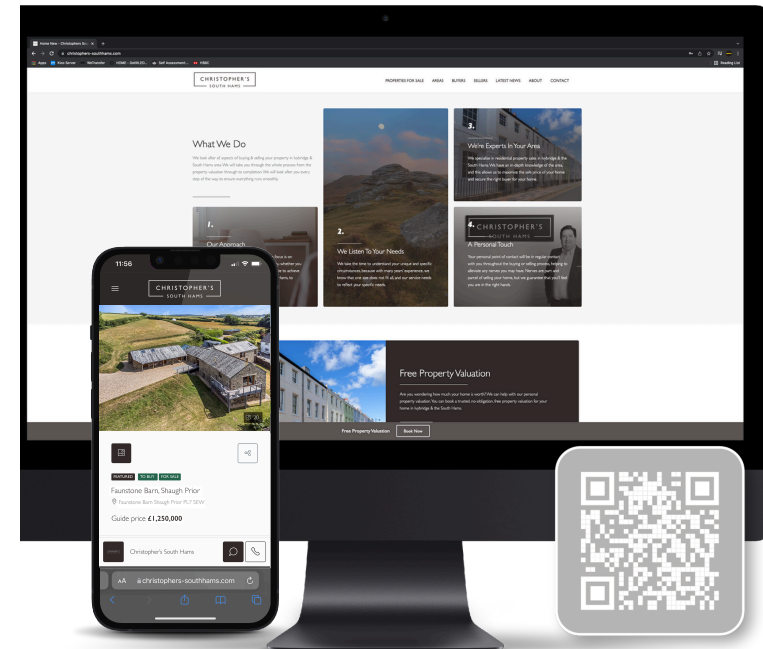
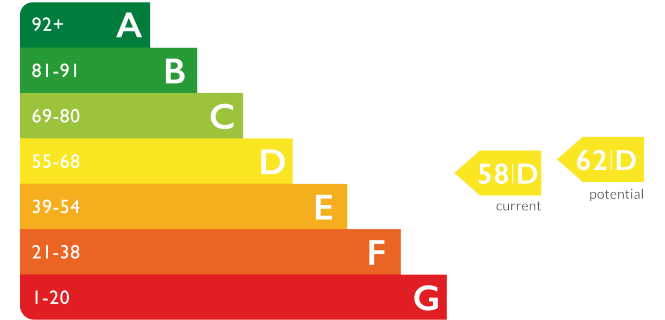
# Faunstone Barn, Plympton, Plymouth, PL7

Approximate Area = 4258 sq ft / 395.6 sq m

For identification only - Not to scale



## Energy Efficiency Rating



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 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Christopher's South Hams Ltd. REF: 1000767



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