



Cadleigh Barns, Cadleigh, PL21 9HW

CHRISTOPHER'S
SOUTH HAMS

Caleigh Barns, Cadleigh, PL21 9HW



Christopher's South Hams are thrilled to present this impressive semi-detached converted barn set in the small rural hamlet of Cadleigh on the fringes of Ivybridge. With granite elevations beneath a slate roof, this charming home offers well-proportioned accommodation with an abundance of character.

Greeted by a private parking area enclosed by a granite wall displaying a pretty rockery and flower bed, the barn welcomes you straight into an entrance vestibule with a step leading to the double aspect sitting room that is flooded with natural light from windows on both sides and double doors inviting you to the garden. This room is highlighted by exposed beams and a distinctive stone fireplace housing a log burner. Exposed beams continue into the kitchen/breakfast room which also boasts solid wood units and is again engulfed with natural light.

Upstairs there are four double bedrooms each enjoying views over the gardens and surrounding countryside. The master bedroom (with ensuite shower room) showcases a vaulted ceiling with revealed cruk beams – a lovely nod to the barn's history. There is also a velux window drawing in the daytime light as well as the nighttime stars. A well-appointed family bathroom completes the upstairs accommodation.

Attached to the barn is a substantial double garage/workshop with vaulted ceiling, light and power connected.

The extensive and beautifully maintained garden lies to the rear and is dappled with different seating spots amongst the cottage style and more formal areas which also include an array of soft fruit trees, kitchen garden, polytunnel and shed. The attractive lawns sweep and flow between these areas and there is a larger patio ideal for alfresco entertaining. A truly splendid space to spend time with family and friends and take in all the delights of this secluded haven. Viewings are highly recommended to appreciate this unique home.

Key Features

Semi-Detached Barn Conversion
Character Features
4 Bedrooms
Ensuite and Family Bathroom
Farmhouse Style Kitchen/Breakfast Room

Large Sitting Room/Dining Room
Log Burner
Cloak/Boot Room and Utility
Extensive Gardens
Double Garage/Workshop
Parking

Situation & Amenities

Cadleigh is a small rural hamlet in South Devon nestled on the southern edge of Dartmoor. There is the popular Hunting Lodge restaurant within walking distance and other places of interest include the historical monastic house at St Austin's Priory which still offers weekly masses. The large Tesco at Lee Mill is also closeby. Less than 2 miles away and with the pretty River Erme flowing through from the moors, is the family-orientated town of Ivybridge with its rich heritage of traditional industries such as milling and cloth making that are still celebrated today. As well as its fascinating history, Ivybridge offers adventure. The countryside and moorland offer miles of magnificent walking trails out of the town, whilst in the town itself you'll find pubs, eateries and a variety of shops and supermarkets.

There is a good choice of primary schools all within the catchment of the renowned Ivybridge Community College with its World Class Quality Mark Award. There are several places of worship with noteworthy histories, together with two medical centres, a minor injuries unit, several dentists, two leisure centres with swimming pools, fitness suites, and various health classes. If golf is your escape, then there is the 18-hole course at nearby Wrangaton set against the backdrop of the beautiful Ugborough Beacon views. There are also the ever-popular Ivybridge Rugby, Football, Cricket, and Tennis clubs all adding to the community focus of the town. Ivybridge has a wealth of opportunities to welcome you with excellent transport links to Plymouth, Exeter, and London from its own railway station.

Services

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

Local Authority

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

COUNCIL TAX BAND: D

Tenure

Freehold.

Viewings

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





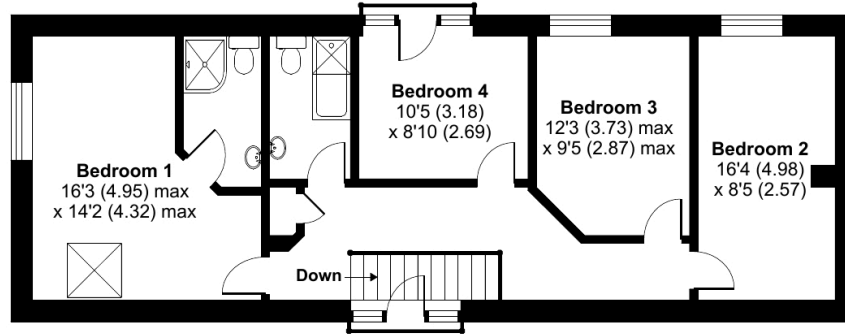




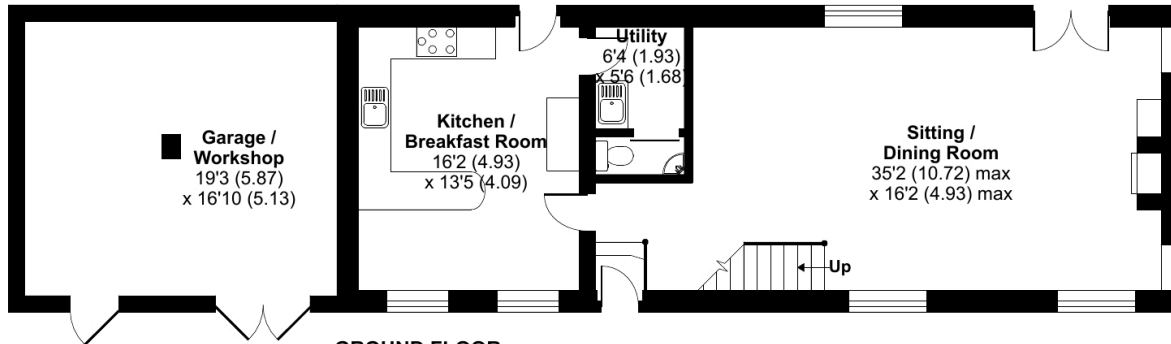
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Approximate Area = 1950 sq ft / 181.1 sq m (includes garage / workshop)

For identification only - Not to scale



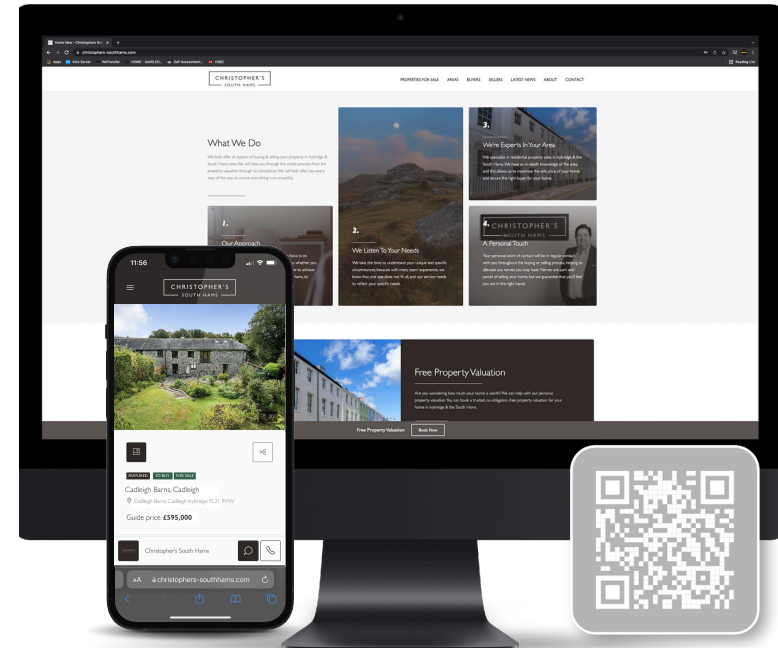
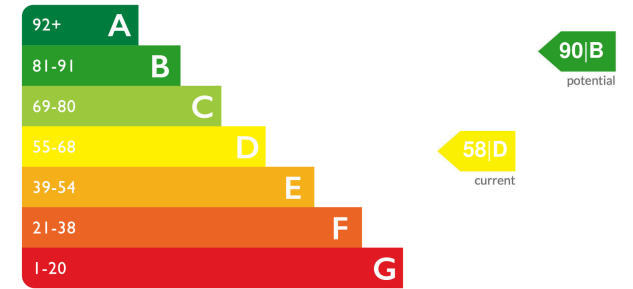
FIRST FLOOR



GROUND FLOOR

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: 1031724

Energy Efficiency Rating



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