

THE GRANARY, ZEASTON FARM

SOUTH BRENT



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

The Granary | Zeaston Farm| South Brent |
Devon | TQ10 9EP

Mileages

Modbury 6.5 miles. South Brent 2 miles. Ivybridge

5 miles. Plymouth 16 miles.

(All mileages are approximate)

Accommodation

Ground Floor

Four Bedrooms, One Ensuite, Family Bathroom

First Floor

Kitchen/Dining Room, Sitting Room

Outside

Double Garage, Barn Store, Summer House,
Garden Shed

Modbury Office

01548 831163 | modbury@marchandpetit.co.uk



ACCOMMODATION

The property is entered on the first floor of this unique barn conversion. The striking kitchen/dining room has a vaulted ceiling with exposed beams, triple aspect with skylights, creating a bright and welcoming entertaining area. The kitchen is arranged with an array of matching base and wall units, central island, and integrated appliances, and a boiler cupboard. From the dining area, stairs lead down to the ground floor bedrooms and an internal door to the sitting room. The striking sitting room has a quadruple aspect with a vaulted ceiling, exposed beams and two sets of French doors leading out. This characterful room has exposed stone and timber panelled walls, and a charming fireplace with an inset wood burner. A long corridor connects the ground floor bedrooms with a door leading out to the rear of the barn and a generous store cupboard. Bedroom 1 has a dual aspect with a door leading out to the front of the barn and a contemporary ensuite with a walk-in shower, wc, basin and underfloor heating. The three remaining bedrooms have a rear aspect with exposed beams, bedroom 2 with French doors leading out. The family bathroom is arranged with a bath with shower overhead, wc, basin and underfloor heating.

OUTSIDE

The ground to The Granary extends to approximately one acre. A gated drive leads down to the front of the barn providing ample parking. Attached to the property is a double garage with light, power, and electric doors. The gardens are predominantly laid to lawn with a selection of trees and a section of wildflower meadow. At the higher section of the garden is a wonderful, decked terrace with a generous summer house and hot tub, a large timber shed for garden storage. To the rear of the barn is another access lane leading to two areas of hard standing, a further stone barn with double doors, creating extra storage or use as an additional single garage, and charming cottage style gardens with lawn and flower beds.

LOCATION

The property is located in a semi-rural location, along the banks of the A38, near the popular village of South Brent. South Brent is a thriving bustling Devon village situated on the southern edge of Dartmoor National Park. The village enjoys a wide range of shops, including supermarket, butchers, pharmacy, delicatessen, electrical shop and fish and chip shop. The professional services include a post office, health centre and dental surgery.





DESCRIPTION

The Granary is a charming and unique family home, set in a characterful barn conversion near South Brent. This reverse level home is arranged with 4 bedrooms, sitting room, kitchen/dining room, family bathroom and master ensuite. The grounds and gardens extend to one acre incorporating a double garage, barn store, garden shed and summer house, with large areas of lawn, flower beds and drive providing ample parking. A paddock of 5 acres is available by separate negotiation.

“Full of charm and warmth, The Granary is a true countryside home — where character, comfort, and family life come together beautifully.”





Property Details

Guide Price:	£675,000
Services:	Mains electricity, mains water and mains gas. Private drainage. Gas central heating.
EPC Rating:	Current: C, Potential: C
Council Tax:	Band F
Tenure:	Freehold
Authority	South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5HE. Telephone: 01803 861234

Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Directions

From our Modbury office take the A379 towards Plymouth and continue along this road for about two miles. At Flete House, turn right onto the A3121, signposted to Ermington and Ugborough, continue for 5 miles. At the next roundabout take the first exit, staying on the A3121. After approximately 800 meters, the road will bend to the left, take the road on the right. After half a mile turn left onto a private road, signed Zeaston Farm, where the entrance to The Granary is on the right.

Viewing

Strictly by appointment with the sole agents, Marchand Petit, Modbury Office.
Tel: 01548 831163



Floor Plans

Approximate Area = 1800 sq ft / 167.2 sq m

Garage = 389 sq ft / 54.9 sq m

Outbuildings = 497 sq ft / 27.3 sq m

Total = 2686 sq ft / 249.4 sq m

For identification only - Not to scale



IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office.

MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

Modbury Office

01548 831163 | modbury@marchandpetit.co.uk

[MARCHANDPETIT.CO.UK](https://marchandpetit.co.uk)

Dartmouth
01803 839190

Kingsbridge
01548 857588

Modbury
01548 831163

Newton Ferrers
01752 873311

Salcombe
01548 844473

Totnes
01803 847979

Lettings
01548 855599

Prime Waterfront & Country House
01548 855590