



Barn Close



Barn Close

Broadway Road, Kingsteignton, Devon, TQ12 3EH

Newton Abbot: 2 miles, Teignmouth: 5 miles, Exeter 14 miles

Built in 1715 a highly attractive, unlisted, detached Georgian property in a private and secluded location

- Stunning Georgian home full of period features
- Well flowing accommodation extending to 2,700 sq ft
- Two formal reception rooms
- Kitchen, conservatory, study
- 4/5 bedrooms
- Master with dressing room and large en suite
- Long sweeping drive with landscaped gardens
- Council Tax band G

Guide Price £795,000

SITUATION

The property is conveniently located for access to local amenities but also presents excellent access via the A38 to Exeter and the M5 beyond. Kingsteignton offers a range of facilities including shops, restaurants, pubs and primary and secondary education facilities. Just over a mile away is the market town of Newton Abbot which offers a wide range of facilities and amenities including; various shops, restaurants and cafes, supermarkets, hospital, primary and secondary schools, leisure centre and train station with main line links to London Paddington. Dartmoor National Park and the sandy beaches of Teignmouth and Torbay are only a short distance away.

DESCRIPTION

Barn Close is thought to have been built in 1715 and whilst remains Unlisted, the house retains much sought after character and features. The house is located away from Broadway Road as the house is situated at the end of its sweeping private tarmacadam entrance drive. Whilst the house has neighbours either side, the gardens and grounds provide much sought after privacy and seclusion.

ACCOMMODATION

From the sweeping tarmacadam drive, a stone path leads up under the stone pillared loggia, with a leaded light timber door into the staircase hall. The two main reception rooms are either side of the hall, both with sash windows, working shutters and ornate ceiling coricing. The drawing room is a superb room running the width of the property with a working fire with marble hearth, marble insets with a timber surround. There is a door to the integral double garage.



The dining room enjoys a window to the front and has an inset Gazco fire. Behind a picture on the rear wall there is a hatch which leads through to the kitchen. There is a dumbwaiter located in the corner of this room. At the end of the hall, a door leads through to a reception space with door to a ground floor WC, under-stairs storage cupboard and door through to the hardwood conservatory with tiled floor and a pair of doors leading out to the rear paved patio. This room has a vaulted ceiling with two electrically operated Velux roof lights.

The kitchen has a range of base level fitted units with a built-in AEG oven, ceramic 1½ bowl sink with drainer, dishwasher and space and plumbing for a washing machine, 5-ring burner gas hob with Neff extractor over, space for American style fridge/freezer and a sliding door leading into the shelved pantry. The kitchen is partially vaulted, with a number of roof lights and a further door to the rear patio. There is a raised double faced Newman wood burning stove on a slate hearth, which provides heat to the kitchen and through to the reception area. From the kitchen there is a door to a study with a fitted desk and shelving with a window facing due west. Under the desk is a safe.

The stairs lead up to the first floor landing, which provides access to the spacious master bedroom with a sash window overlooking the front garden, with working shutters, an arch through to a dressing room with two fitted double. This dressing room was, perhaps, once a small bedroom and could be returned to a bedroom if required. An arch from the bedroom leads to a spacious en-suite shower room where the dumbwaiter from below arrives. There is a large walk-in shower with a glass surround, the base of a dresser which has been utilized to support two wash hand basins. Bedroom 2 (double) with sash window and working shutters, overlooking the front with a wash hand basin concealed behind a pair of louvred double doors and a built-in double wardrobe. From the landing there is a useful storage cupboard. Door to a shower room and door to bedroom 3 (double) with a wash hand basin.

From the landing a further staircase rises to the second floor, which is utilized as a further bedroom 4 with a window in the end elevation together with a Velux window. This room leads through to bedroom 5, which has a wardrobe shared between the two rooms. In this bedroom there is a door to an en-suite bathroom with bath and mixer shower over, exposed floor timbers and a wash hand basin mounted on the former dresser base. There is a Velux window and an exposed stone wall.

GARDEN AND GROUNDS

To the eastern elevation of the house is the single storey garage with an electrically operated up and over door, the garage has ample space for storage and a door which leads into the boiler room where the gas-fired Vaillant boiler and two hot water tanks.

The mature and well-landscaped garden is a particular feature of the property, which provides several level lawned areas with established herbaceous borders providing much privacy and seclusion despite being in the village. There is a greenhouse with a mature grape vine which adjoins the boundary wall to the side of the house. At the far end of the garden, near to the entrance gates to the property, is an area of productive vegetable beds with two compost bins and a netted fruit cage over a number of gooseberry, raspberry and blackcurrants. The vendor has in total 9 water butts, which collect the rainwater from the roof, which is utilized in the garden. This allows for slightly reduced local authority surface water drainage charges. Beside the parking area is a brick paved seating area under a magnolia tree. To the side of the garage, a path leads around the side of the house to the rear patio, passing a timber shed, with a gate through to the paved courtyard. This area has a number of mature trees with seating areas and a glazed covered porchway providing shelter around the conservatory. There is a pedestrian gate providing access onto Wolverton Drive.

SERVICES

Mains gas-fired central heating with mains water and drainage. According to Ofcom, excellent mobile coverage and ultrafast broadband is available at this property. The vendor currently has a 150Mbps fibre internet connection.

DIRECTIONS

From Newton Abbot, proceed towards Kingsteignton, passing Tesco and the Shopping Parade, turning left at the roundabout, signposted Chudleigh, continuing past the Tesco Express and at the mini-roundabout turn left, signed Chudleigh on the B3193. After 50 yards turn left onto Broadway Road and shortly after Wolverton Drive, Barn Close is found on the righthand side through a pair of entrance pillars with a private drive leading up to the parking area in front of the house.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | 53 | 76 |
| EU Directive 2002/91/EC | | | |

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Approximate Area = 2705 sq ft / 251.3 sq m
Garage = 467 sq ft / 43.3 sq m
Total = 3172 sq ft / 294.6 sq m
For identification only - Not to scale

Second Floor

Bedroom 5: 4.27 x 3.05m / 14' x 10'

Bedroom 4: 4.27 x 3.78m / 14' x 12'5"

First Floor

En suite: 3.84 x 2.23m / 12'7" x 10'7"

Bedroom 3: 3.35 x 2.97m / 11' x 9'9"

Bedroom 1: 4.27 x 3.45m / 14' x 11'4"

Dressing Room: 2.54 x 2.24m / 8'4" x 7'4"

Bedroom 2: 4.14 x 3.89m / 13'7" x 12'9"

Conservatory: 3.99 x 3.40m / 13'1" x 11'2"

Kitchen: 3.75 x 2.84m / 12' x 9'4"

Breakfast Room: 5.72 x 3.15m / 18'9" x 10'4"

Boiler Room

Drawing Room: 7.57 x 3.43m / 24'10" x 11'3"

Garage: 8.05 x 5.44m / 26'5" x 17'10"

Ground Floor

Study: 4.01 x 2.82m / 13'2" x 9'3"

Dining Room: 4.27 x 3.89m / 14' x 12'9"

Drawing Room

Boiler Room

Garage

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2024. Produced for Stags. REF: 1176887