



Barnhill



# Barnhill Paignton Road

Stoke Gabriel, Devon, TQ9 6SJ

Totnes: 4.2 miles, Dartmouth: 8.9 miles, Exeter: 27.3 miles

A large converted stone barn conversion with private drive, parking, garage and extensive gardens in the highly desirable village of Stoke Gabriel.

- Central village location
- Accommodation of over 3,000 sqft
- Large drawing room, dining room, kitchen, utility, conservatory
- Off-road parking
- Garage
- Interesting gardens
- Opportunity for modernisation
- Council Tax Band G

Guide Price £895,000

## SITUATION

Stoke Gabriel is a popular and sought-after village which lies in an Area of Outstanding Natural Beauty at the head of a creek on the River Dart about four miles south-east of Totnes.

## DESCRIPTION

The barn, which is believed to have been converted in the 1970s, provides a substantial detached property and has been in the same family's ownership since 1996. The property is sold with no onward chain, albeit subject to probate being granted.

The property has a long private drive with plenty of parking, and a large secluded garden area, which is an incredibly rare advantage for central Stoke Gabriel. The accommodation extends to about 3094 sqft and whilst dated is perfectly habitable. We expect the buyer to modernise inside, which is made easier as the property remains unlisted.

## ACCOMMODATION

A pathway up from the parking area provides access to the front door, under a porch, into a large reception hall with a stone floor, sweeping stairs up to the first floor and door to walk-in wet room/ground floor toilet. The drawing room is accessed from a pair of doors and is located at the southwestern end of the building. This room runs the entire width of the property with multiple window openings on the south, east and western elevations with a uPVC sliding patio door leading to the south facing patio and garden. The room has exposed ceiling timbers and a large stone fireplace with the addition of a gas-fired stove in front.

From the drawing room a pair of doors lead into the dining room, which is also accessed off the main entrance hall, with a window to the east overlooking the courtyard in front of the sun room. This sun room is accessed from the dining room or from a pair of patio doors leading outside. The sun room has exposed stone walls, raised bed for the geraniums and a partially slated roof with Velux windows and a large window affording much light to flood the room.



The kitchen, which is accessed from the main entrance hall, has a range of base and eye-level kitchen units with a gas-fired 2-oven Aga, a central island unit with a further sink, space and plumbing for a dishwasher. There is a Neff built-in electric oven and a 4-ring gas hob. Exposed ceiling timbers. Stairs to a useful under-stairs cupboard and a door through to the utility room with further kitchen units, space and plumbing for a washing machine, clothes hanging rail and built-in cupboards for storage.

The sweeping wide staircase leads up to the spacious landing, with balustrading around, providing access to all of the bedrooms. Off the landing is the cupboard housing the Ideal Mexico gas-fired boiler with a hot water cylinder adjoining. There are airing cupboards on either side of the landing. In total there are five bedrooms, the main bedroom with a window to the south overlooking the garden, has three built-in double wardrobes, an archway through to a dressing room, further built-in wardrobes and a door into the en-suite bathroom with bath, bidet, WC and pedestal wash hand basin.

There is a family shower room with a walk-in wet room. At the far end of the landing there is a large roof hatch with extendable ladder providing access into the boarded loft space. This area is vast and offers tremendous potential to create additional accommodation subject to the necessary consents. Within the loft area are the 'A' frames of the roof but, with some alterations, the second floor could be used for additional accommodation and already has a window in each gable end, providing natural light.

### **GARDENS AND GROUNDS**

The gardens lie to the south of the property and are accessed from a number of pathways or from the paved terrace area immediately leading from the drawing room and to the side from the conservatory.

The gardens are particularly private owing to the tall stone wall adjoining the western boundary and a mature hedge on the eastern boundary. The gardens contain a variety of well-established herbaceous borders, starting with the principal lawned area, adjoining which is a glass greenhouse. Its central path continues through an attractive archway in the stone wall, opening into a further lawned area interspersed with mature trees and shrubs. This creates a number of pockets in the garden with pathways and walks within it. There is a magnolia and two apple trees on the far boundary. On the eastern side, a path leads to a gravelled area with a pergola over which a mature Kiwi vine climbs, with stone steps up through an opening from this former 'linhay' leading back to the principal area of garden. The planting throughout reflects the expertise of the late owner, renowned for the quality of her shrubs and flowers, particularly roses.

At the end of the entrance drive is a garage with a stone wall to the side and rear, with a double garage door over. The garage has a part slate and part flat roof above.

Passing the front door, steps lead up to a further walkway leading down to the northern elevation of the property. To the side of the drive is an area for storing the bins and a concrete block-built small storage shed.

### **SERVICES**

Mains drainage. Electricity. Mains gas-fired central heating. Mains water. According to Ofcom, average mobile coverage and up to superfast broadband is available at this property.

### **VIEWINGS**

Strictly by appointment through the agents on 01803 865454.

### **DIRECTIONS**

From Stoke Gabriel head towards the center where, on the left-hand side, you will see Paignton Road with Barnhill immediately in front of you. Turn left onto Paignton Road and immediately right over the private drive leading down to the garage and turning area for additional parking.



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.



Approximate Area = 3094 sq ft / 287.4 sq m  
 Garage = 268 sq ft / 24.8 sq m  
 Total = 3362 sq ft / 312.2 sq m  
 For identification only - Not to scale

**First Floor**

- Bedroom 3: 4.23 x 3.23m (13'11" x 10'7")
- Bedroom 1: 4.45 x 5.57m (14'7" x 18'3")
- Bedroom 5: 3.50 x 3.23m (11'6" x 10'7")
- Bedroom 4: 2.91 x 2.81m (9'7" x 9'3")
- Bedroom 2: 5.57 x 4.13m (18'3" x 13'7")

**Ground Floor**

- Sun Room: 5.41 x 4.65m (17'9" x 15'3")
- Dining Room: 5.03 x 4.97m (16'6" x 16'4")
- Sitting Room: 8.83 x 5.49m (29' x 18')
- Kitchen / Dining Room: 6.11 x 4.04m (20'1" x 13'3")
- Utility: 4.04 x 2.64m (13'3" x 8'8")
- Garage: 6.06 x 4.11m (19'11" x 13'6")

**Energy Efficiency Rating**

Rating	Current	Potential
A (92 plus)		85
B (81-91)		
C (69-80)		65
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		

England & Wales EU Directive 2002/91/EC

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