



Mill Barn



Mill Barn

Myrtle Moore, Harberton, Totnes TQ9 7LP

Exceptional semi-detached barn conversion set within beautiful landscaped grounds in the South Hams countryside

- Open house Saturday 28th September
- Substantial new barn conversion
- Sustainable and energy efficient
- Grounds of approximately 0.5 acres
- Easy access to major transport links
- Ready Winter 2024
- 10 year structural warranty
- Triple-glazed windows throughout
- Tranquil rural setting
- Freehold

Guide Price £950,000

SITUATION

Nestled in a serene rural setting, these stunning barn conversions offer tranquil living equidistant from the villages of Harberton and Avonwick, both complete with a pub and local amenities. Nearby Totnes, Buckfastleigh, and Kingsbridge provide diverse shopping and dining options.

For outdoor enthusiasts, Dartmoor National Park is easily accessed for walking and cycling, while sailing opportunities abound in Dartmouth and Salcombe. Excellent transportation links include the A38 Devon Expressway and Ivybridge station, with easy access to London and Exeter International Airport.

The area provides a good range of state schooling including Diptford Parochial C of E Primary School and Ivybridge Community College. There are excellent secondary schools in Totnes and Kingsbridge, Torquay's renowned Grammar schools and a selection of established independent schools including Totnes Progressive, Park, St. Christopher's Staverton, Sands, Stover, as well as numerous private schools in Plymouth and Exeter.

DESCRIPTION

Mill Barn is set against the backdrop of rolling countryside, one of two brand new semi-detached substantial barn conversions are poised to redefine the standard of rural luxury. With meticulous attention to detail and a commitment to quality, the developer is proud to introduce residences that seamlessly blend heritage charm with contemporary flair.



Commitment to sustainability and energy efficiency is woven into the fabric of each residence. With air source heat pumps, solar panels, and the option to integrate batteries, residents can enjoy comfort while minimising their environmental footprint. Underfloor heating, towel radiators in bathrooms, engineered oak floors, and slate accents enhance the ambiance and charm of these homes. Triple-glazed WarmCore windows throughout including electric Velux roof windows with rain sensors ensure optimal comfort and natural light, while EV charges on garages cater to modern mobility needs.

MILL BARN

Mill Barn, affectionately named to honour its historical roots, promises a haven of comfort and sophistication. Exposed oak ceiling beams and stone walls add to the rustic charm whilst preserved original mill workings adds to the enchanting history of the barn. Boasting four thoughtfully designed bedrooms, including two en-suites, and a family bathroom, this dwelling is designed to elevate everyday living. The open-plan kitchen/dining room boasts a spacious layout, while the lounge invites moments of relaxation. Practical additions such as a cloakroom and utility room ensure seamless functionality throughout.

OUTSIDE

The outdoor spaces surrounding Mill Barn will be thoughtfully designed to complement the rustic charm and rural ambiance of their location. Drawing inspiration from the natural beauty of the Devon landscape, the approach aims to enhance the area's inherent allure while preserving its character. Secluded patio areas will provide residents with intimate connections to nature creating beautiful spaces for al fresco dining and outdoor relaxation.

SERVICES

Mains electricity. Mains water. Shared biomass drainage system. Air source heat pumps. Solar panels. Underfloor heating. Engineered oak floors. Triple Glazed WarmCore windows. Triple glazed electric Velux roof windows with rain sensors. Electric vehicle charging on garages.

DIRECTIONS

Proceed out of Totnes along Plymouth Road and continue for approximately 3.5 miles where the entrance drive taking you down to Moore Barns will be on your left.

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DISCLAIMER

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Approximate Gross Internal Area
 Mill Barn = 225.4 sq m / 2426 sq ft
 Dairy Barn = 225.4 sq m / 2426 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1067755)

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