



Mill Barn



Mill Barn

Myrtle Moore, Harberton, Totnes TQ9 7LP

An exquisite new build nestled within the beautiful South Hams countryside with detached double garage, all set within 0.5 acres of landscaped grounds

- Viewings by appointment only
- 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 £900,000

SITUATION

Set in a peaceful rural setting, Mill Barn is nestled equidistant from the villages of Harberton and Avonwick, both offering a friendly village atmosphere with local pubs and amenities. Nearby towns like Totnes, Buckfastleigh, and Kingsbridge offer a wider range of shopping, dining, and leisure options.

For those who enjoy the outdoors, Dartmoor National Park is easily accessible for walking and cycling, while sailing enthusiasts will appreciate the proximity to Dartmouth and Salcombe. The area benefits from excellent transport links, with the A38 Devon Expressway and Ivybridge station offering quick connections to London and Exeter International Airport.

Families will find a selection of well-regarded schooling options, including Diptford Parochial C of E Primary School and Ivybridge Community College. There are excellent secondary schools in Totnes and Kingsbridge, as well as renowned independent schools such as Totnes Progressive, St. Christopher's Staverton, and several private schools in Plymouth and Exeter.

DESCRIPTION

Mill Barn is part of a prestigious development in the heart of the South Hams, offering one of two brand-new, semi-detached barn conversions that set a new standard for rural luxury. The neighbouring Dairy Barn has already been sold, highlighting the exclusive nature of this development.



With meticulous attention to detail and a focus on the highest quality finishes, Mill Barn combines traditional craftsmanship with modern features. The property is designed to provide a comfortable and eco-friendly living environment, boasting air-source heat pumps, solar panels, and the option for battery integration. Every aspect has been carefully thought through, with underfloor heating, engineered oak floors, and slate accents adding to the property's character.

Key eco-friendly features include triple-glazed WarmCore windows and electric Velux roof windows with rain sensors, ensuring comfort and energy efficiency. The electric vehicle charging points in the garage meet the needs of modern homeowners. The home is completed with a 10-year structural warranty for peace of mind.

MILL BARN

Named in honour of its historical roots, Mill Barn provides a unique blend of old-world charm and contemporary luxury. With exposed oak beams and original mill workings preserved throughout, the property radiates history while offering the modern comforts of a new build. The barn features four generously sized bedrooms, including two with en-suite bathrooms, and a well-appointed family bathroom. The spacious, open-plan kitchen and dining area is perfect for entertaining, while the lounge offers a relaxing space to unwind.

Practical features such as a cloakroom and utility room ensure this home is as functional as it is beautiful, providing everything needed for comfortable modern living.

OUTSIDE

The outdoor areas of Mill Barn are thoughtfully landscaped to enhance the natural beauty of the South Hams countryside. The property is set within 0.5 acres of land, offering ample space for relaxation and outdoor dining on secluded patios. The grounds are designed to create a private, peaceful retreat, ideal for those looking to enjoy the tranquillity of rural living.

The property further benefits from a detached double garage and ample parking space.

SERVICES

Mains electricity. Mains water. Private 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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