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The Old Dairy



# The Old Dairy, Landscope, Ashburton, Devon, TQ13 7LZ



Ashburton/A38 3 miles Totnes 5 miles  
Exeter 23 miles

A very attractive and high quality  
barn conversion in a rural sought  
after area with pleasant gardens.

- Exposed Original Features
- Attractive Rural Location
- Ample Accommodation
- Barn Conversion
- 3 Double Bedrooms
- Kitchen/Breakfast Room
- Off-Road Parking
- Private Garden
- Freehold
- Council Tax Band: D

Guide Price £525,000

## SITUATION

The property is situated in the charming hamlet of Landscope, in a rural yet accessible location near to the former stannary town of Ashburton. The town has a lively range of shopping facilities, with a range of independent shops offering vintage goods, antiques, a family-run ironmonger's, delicatessen, an artisan bakery, a fish deli and the renowned Ashburton Cookery School.

There are a range of school options that the property enjoys within a close proximity; falling into the catchments of traditional state and private schools including Landscope and St Nicholas Catholic primary school as well as KEVIC's and South Dartmoor secondary schools. In addition to this, there are nearby independent schools of Steiner, Sands and TOPS ensuring all young families are catered for.

The A38 dual carriageway, linking Exeter and Plymouth to the M5 motorway is within a short distance of the town and there are mainline railway stations to London Paddington at Newton Abbot and Totnes. First class educational facilities can be found nearby whilst Dartmoor National Park and the sandy beaches of Teignmouth and Torbay are only a short distance away.

## DESCRIPTION

A superb barn which has been converted to a very high standard. This quirky and fascinating conversion will suit a small family or those looking to down size or for a holiday home purchase. The gardens are very manageable and offer a safe and private area. The separate secluded apple orchard is also a very private area.

## ACCOMMODATION

A gateway above the parking area leads to the stone terrace and the main entrance door. The entrance lobby features a tiled floor and an oak-glazed door opening into the sitting room, which boasts a solid oak floor. The sitting room includes a wood-burning stove set on a slate hearth, vaulted ceilings, and a split-level design with steps down to one bedroom area and up to another. There is also access to the kitchen/breakfast room. The room's exposed stonework, timber beams, and large picture window create a sense of space and character.

Steps lead down to the kitchen/breakfast room, featuring a quarry-tiled floor and bespoke Shaker-style cabinetry. The kitchen includes a range of wall and base units, a one-and-a-half-bowl sink, and integrated appliances such as a washing machine and dishwasher. Additional features include a double electric oven, 4-ring hob with extractor, and exposed ceiling beams. A door opens to the outside patio. An understairs cupboard houses the boiler and Megaflo high performance hot water cylinder.

From the breakfast area, stairs ascend to the ensuite master bedroom. This vaulted room offers a large window on one side, a Velux window, as well as an impressive recently appointed wet room with features tiles, walk in shower, wash basin and WC.

A set of steps from the sitting room leads to the first-floor galleried landing, ideal for use as an occasional bedroom or seating area. A door provides access to bedroom two, which features an exposed oak lintel above the window. This bedroom has an ensuite bathroom comprising of a wc, shower and small sink.

Additional steps from the sitting room descend to the family bathroom, which features a quarry-tiled floor, a white suite, and full tiling. Bedroom three, also accessed from this level, includes an oak lintel and views over the courtyard.

## OUTSIDE

One of the standout features of the property is its expansive gardens and grounds. On the eastern side, a large paved patio sits beneath a pergola, adorned with two varieties of grapevines producing both green and black grapes.

The flat lawned area offers excellent privacy, enclosed by tall hedges that surround the property, creating a secluded retreat.

At the far end of the garden, a hornbeam hedge and pedestrian gate lead across the lane to a separate orchard area, accessed via a 5-bar timber gate. The orchard is home to several cooking and dessert apple trees.

This area also enjoys a high level of privacy, thanks to the tall hedgerows that enclose it. A 7.5kw electric vehicle Zappi (ev) charger is located at the parking area.

## SERVICES

Oil fired central heating, water and private drainage, mains electricity. Ofcom advises that there is superfast broadband available to the property and there is limited mobile coverage via major providers.

## LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234. E-mail: customer.services@southhams.gov.uk.

## DIRECTIONS

From Staverton, pass over the steam railway line and River Dart, turn left sign posted to Landscope. Continue for a few miles into the village. After passing the Live and Let Live Pub, take the first turning right, passing the Village Hall, taking the immediate right turn to Blackler Barton. Proceed down this no-through road where The Old Dairy is the second driveway on the right hand side, which has parking for two vehicles.

What3Words: ///widely.piglets.rely

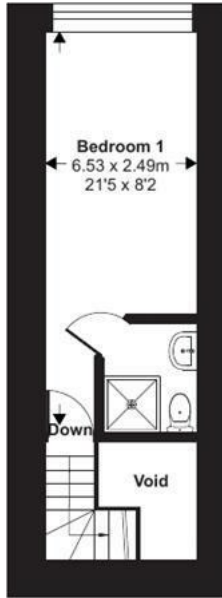




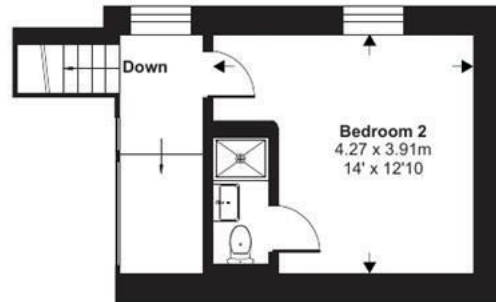
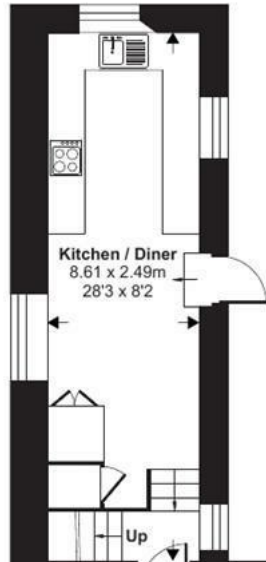


Approximate Area = 1139 sq ft / 105.8 sq m (excludes void)

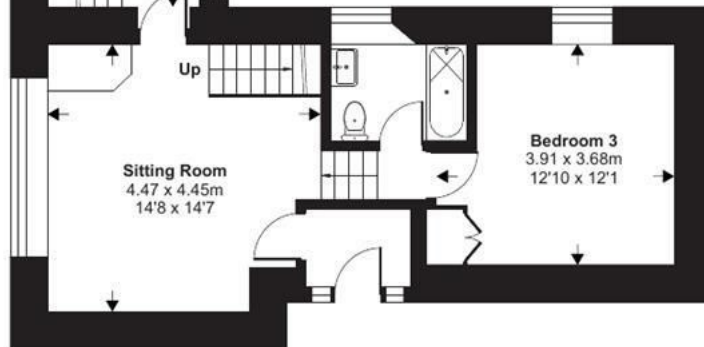
For identification only - Not to scale



First Floor 2



First Floor 1



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags. REF: 1166762

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Energy Efficiency Rating		Current	Potential
(92-100) A			84
(81-91) B			
(69-80) C		69	
(54-68) D			
(39-53) E			
(21-38) F			
(1-20) G			
Net energy efficient - higher scoring coats			
England & Wales		EU Directive 2002/91/EC	

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