



Rubens Barn





# Rubens Barn 4 Apple

, Staverton, Devon, TQ9 6GY

A38 (Buckfastleigh) 3 miles, Totnes: 4 miles, Ashburton: 4 miles.

A development of stunning contemporary barn conversions in a wonderful rural setting on the site of the former cider works.

- Attractive Sem-Detached Home
- Development of 10 Houses
- Open Plan Reception Space
- Private South-West Facing Garden
- Freehold
- Wonderful Countryside Views
- 2217sqft of Accommodation
- 4/5 Double Bedrooms
- Parking for 2 Cars
- Council Tax Band: TBC

Guide Price £599,950

## SITUATION

The development is situated between the villages of Landscope and Staverton. Staverton is a pretty village set on the banks of the River Dart renowned for its steam trains, Sea Trout Inn and some of the best walks in the area. In addition to this, the village boasts a church, village hall and the well-regarded independent St Christopher's Nursery and Prep School. Landscope, a much smaller village by comparison, enjoys amenities including a pub, primary school and church. The nearby town of Ashburton 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.

Totnes is a bustling Elizabethan market town full of interest with a wide range of good local schools, shopping facilities and recreational pursuits including indoor swimming pool and boating opportunities on the River Dart. Dartington sits beside Totnes and is a much sought after village; with its own primary school, an excellent post office/village store, the famous Dartington retail centre, a 12th Century inn, church and a vibrant community. The Dartington Hall Estate with its many cultural attractions is also within the parish The A38 Devon expressway is 3 miles away, allowing speedy access to the cities of Exeter and Plymouth and the country beyond. Main line rail links to London Paddington are also located in Totnes.





## DESCRIPTION

Rubens Barn, 4 Apple Orchard, is a substantial and striking four/five-bedroom semi-detached home, set within a truly wonderful rural yet easily accessible location. Nestled on the southern side of this carefully designed new development, the property benefits from an abundance of natural light and spacious accommodation throughout, perfectly complemented by a south-facing garden and magnificent views across the surrounding countryside. Offering an impressive layout spread across two storeys, the property boasts a versatile and contemporary kitchen/dining room that seamlessly connects to a generous sitting room, featuring sliding doors that open directly onto the garden, ideal for entertaining or relaxing with family.

On the first floor, the thoughtfully designed accommodation continues with the principal bedrooms, including a stunning master bedroom that enjoys the luxury of a south-facing balcony, offering an idyllic space to take in the panoramic countryside views. Additional highlights include ample parking for two vehicles within the development, along with convenient access to visitor parking spaces, ensuring practicality and ease for both residents and guests. This beautifully appointed home is the perfect choice for families seeking a harmonious blend of countryside living and modern convenience.

## VIEWINGS

Please contact Stags Totnes on 01803 865454 to arrange to visit the site.

## SERVICES

Mains water, drainage and electricity. LPG powered central heating from a communal tank. Ofcom advises that superfast broadband is available to the property and there is limited mobile phone coverage via the major providers.

## SERVICE CHARGE

There will be an annual service charge of £450 per annum which includes the upkeep of communal areas and public liability insurance.

## DIRECTIONS

From the A38, proceed on the A385 towards Totnes for 2.5 miles and turn right signposted to Staverton and 'Bens Farm Shop'. Proceed into the village of Staverton passing the steam railway and follow the road around to the right. Take the first right and proceed up the hill and out of the village. Continue on this road for 1 and a quarter miles where the development can be found on your left hand side. what3words: history.incur.layover.



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.



APPLE ORCHARD  
STAVERTON | NEAR TOTNES | SOUTH DEVON

Plot 4 RUBENS BARN  
Plot 5 RUSSET BARN

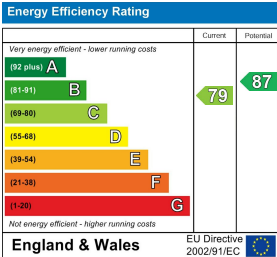
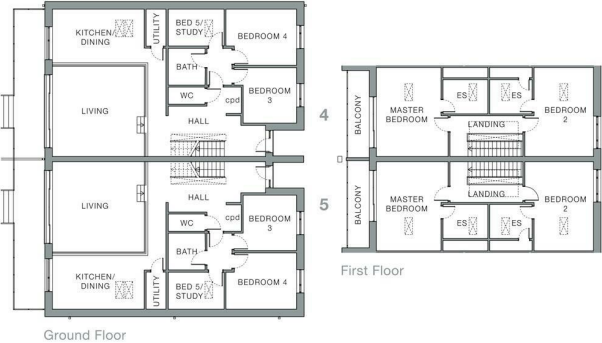
Two majestic and very spacious barn conversions offering superbly contemporary 4/5 bedroom accommodation.

These beautifully elegant aluminium and Larch clad buildings offer a subtle facade to the spacious properties that lie beneath. The generous entrance hall leads through to a lovely open plan kitchen/dining area with steps down to a lower level lounge. Both areas are bathed in natural light from the huge expanses of glazed full height windows and doors and the lounge opens out to the patio and garden area beyond. The first floor accommodates two double en suite bedrooms, the master with patio doors onto a spacious balcony from which to enjoy the stunning countryside views, whilst 2 further bedrooms are located on the ground floor alongside an office/bedroom 5.

Dimensions

|                 |             |
|-----------------|-------------|
| Ground Floor    |             |
| Entrance Hall   |             |
| Living Room     | 5.4m x 5.5m |
| Kitchen Dining  | 5.3m x 3.4m |
| Utility         | 1.2m x 2.1m |
| Bedroom 3       | 4.3m x 3.3m |
| Bedroom 4       | 3.3m x 3.3m |
| Bedroom 5/Study | 3.2m x 2.2m |
| First Floor     |             |
| Master Bedroom  | 4.0m x 5.3m |
| En suite        |             |
| Bedroom 2       | 5.2m x 4.1m |
| En suite        |             |

Measurements supplied were taken from Plot 5.  
Measurements for plot 4 may vary.  
Some rooms are vaulted with beautiful sloping ceilings.



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