



Sunset Barn





# Sunset Barn 6 Apple

, Staverton, Devon, TQ9 6GY

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

An impressive three storey dwelling, enjoying magnificent views across the surrounding countryside set within a delightful development of new homes on a former cider works.

- Delightful Rural location
- Sympathetically Designed
- Four Bedroom Attached Property
- Private Parking and EV Charging
- Freehold
- Three Storey Accommodation
- Spectacular Views
- Flexible Reception Space
- Versatile Lawn Garden
- Council Tax Band: TBC

## Guide Price £600,000

### 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

Combining contemporary style, versatile spaces, and an idyllic rural setting, this beautifully presented property offers an ideal family home. Designed for modern living across three spacious levels, the home boasts breath-taking countryside views throughout. The ground floor features a stunning open-plan kitchen, dining, and sitting area, complete with bi-folding doors that open onto a generous lawn garden, creating a seamless connection between indoor and outdoor living. A separate utility room with a WC enhances the practicality of this thoughtfully designed space.

On the first floor, a cosy sitting room benefits from large windows that flood the space with natural light while showcasing the property's superb position. Two well-proportioned double bedrooms are serviced by a stylish family bathroom, featuring a shower over bath, a wash basin, and a WC. The second floor offers two spacious double bedrooms, each with luxurious en suite shower rooms and breath-taking panoramic views, creating peaceful retreats for relaxation.

Outside, the garden enjoys a sunny southern aspect, with a patio area ideal for alfresco dining or entertaining. Beyond the lawn, a gravelled area offers space for a storage shed or additional seating. The property also benefits from two allocated off-road parking spaces.

## VIEWINGS

Strictly by appointment through Stags please via 01803 865454 or email [totnes@stags.co.uk](mailto:totnes@stags.co.uk)

## 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.



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Plot 6 SUNSET BARN

A unique and generous attached three storey barn conversion offering flexible accommodation. The ground floor has a generous living kitchen diner allowing direct access via the bifold doors to the rear patio and garden area. Furthermore on this level there is a separate cloakroom and utility area. On the first floor, which enjoys good views, the accommodation has two bedrooms a family bathroom and a generous snug/bedroom 5 with double aspect views over surrounding countryside. The second floor benefits from a master suite with an ensuite and again double aspect views and a further bedroom with an ensuite, both bedrooms give stunning views over open countryside.

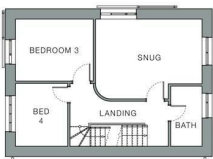
Dimensions

Ground Floor:	
Kitchen/Dining/Living	8.8m x 5.2m
Utility/Cloakroom	
First Floor	
Bathroom	
Snug/Bedroom 5	5m x 3.5m
Bedroom 3	3.7m x 3.15m
Bedroom 4	2.8m x 2.9m
Second Floor	
Bedroom 1	5.5m x 4m
En suite	
Bedroom 2	5.2m x 3.3m
En suite	

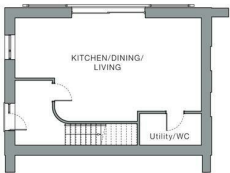
Maximum dimensions supplied in irregular shaped rooms.



Second Floor



First Floor



Ground Floor



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