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Pippin Barn 10 Apple Orchard

## Pippin Barn, 10 Apple Orchard, Staverton, Devon TQ9 6GY



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

A delightful end of terrace new home in a rural, yet accessible, location built on the site of a former cider works to a high standard, ideal as a first home or an investment purchase.

- Turn-Key New Homes
- Attractive Development
- Rural Lifestyle
- Open Plan Living
- 2 Double Bedrooms
- En Suite and Family Bathroom
- Off-road Parking & EV Charging
- Private Garden
- Freehold
- Council Tax Band: TBC

Guide Price £350,000

### 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

Pippin Barn, 10 Apple Orchard is a delightful semi-detached new home. Situated across a single storey the property offers well presented space with an open plan reception space utilised between a sitting/dining area with bi-folding doors opening to a patio area; the kitchen is well equipped with integral appliances set into white wall and base kitchen units. The vaulted ceilings open the room up within the home creating light and spacious accommodation. The two bedrooms are double in size with the master benefiting from

an en suite shower room, while the guest bedroom is serviced by a family bathroom.

This energy efficient new home with an energy performance rating of a B provides a fine balance between rural living and an idyllic village community. The property benefits from 2 parking spaces to the front of the house within the development with access to further visitor spaces within the development. The private garden offers a suitable space for outdoor seating or dining as well as providing ample space outdoor space.

### 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](https://www.what3words.com/history/incur.layover).







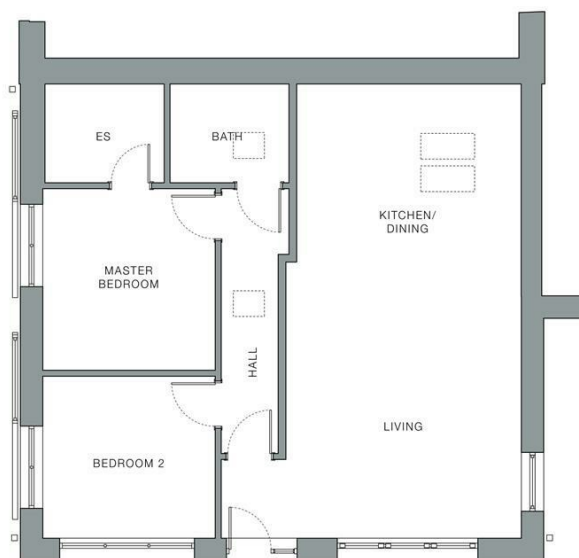
### Plot 10 PIPPIN BARN

A single storey attached barn conversion set in an excellent location within the development, comprising two bedrooms; the master having an en suite and a further family bathroom. The generous living kitchen diner gives access to the patio garden area.

There are two parking spaces, one directly adjacent to the property providing level access for those looking for a single storey property to downsize or a lock up and leave holiday home.

#### Dimensions

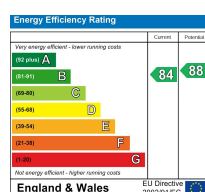
Living/Kitchen/Diner	4.4m x 8.7m
Bedroom 1	3.5m x 3.2m
En suite	
Bedroom 2	3.1m x 3.2m
Bathroom	



Ground Floor

Maximum dimensions supplied in irregular shaped rooms.

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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