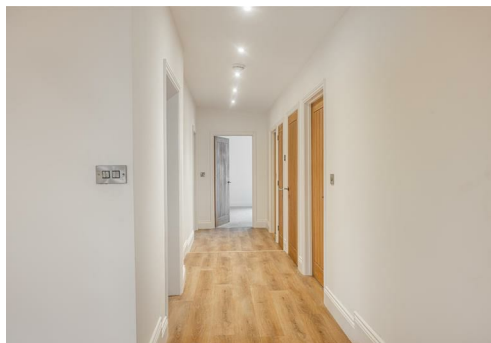




Gala Barn



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

A well presented three bedroom barn conversion in a delightful development in a convenient rural, yet accessible, location.

- Originally built in 2018
- Edge of village location
- New 10 year warranty
- EV charging
- Open plan reception
- 2 en-suite bedrooms
- Garage and parking
- Courtyard garden
- Freehold
- Council tax band: E

Guide Price £495,000



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

Gala Barn is a beautifully presented modern barn-style home, offering a perfect blend of contemporary living and rural charm. Nestled within the sought-after Apple Orchard development in Staverton, this striking property enjoys a peaceful setting while being conveniently close to Totnes and its range of amenities.

Designed with energy efficiency and comfort in mind, Gala Barn boasts high-quality finishes throughout, spacious accommodation, and an abundance of natural light. This stylish home is ideal for those seeking a balance of countryside tranquillity and modern convenience.

ACCOMMODATION

The heart of the home is the expansive open-plan kitchen, dining, and living area that features a mono-pitch ceiling that adds character and warmth; The high-specification kitchen is equipped with modern integrated appliances, ample worktop space, and a breakfast bar, making it an excellent space for entertaining.

The principal bedroom is a generous double with

an en-suite shower room and fitted wardrobes. There are two further well-proportioned bedrooms, both benefiting from large windows that enhance the light and airy feel of the property. A stylish family bathroom, complete with a bath and separate shower, serves the additional bedrooms.

OUTSIDE

The property enjoys a private rear garden, predominantly laid to lawn with a patio area ideal for outdoor dining and relaxation. The enclosed space provides a safe environment for children and pets. To the front, there is allocated parking for one vehicle, along with additional visitor parking within the development. From the front of the property is access to a single garage with an integral door to the property's hallway.

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.

LOCAL AUTHORITY

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

VIEWINGS

Strictly by appointment through Stags please via 01803 865454 or email totnes@stags.co.uk

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.

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Plot 9 GALA BARN

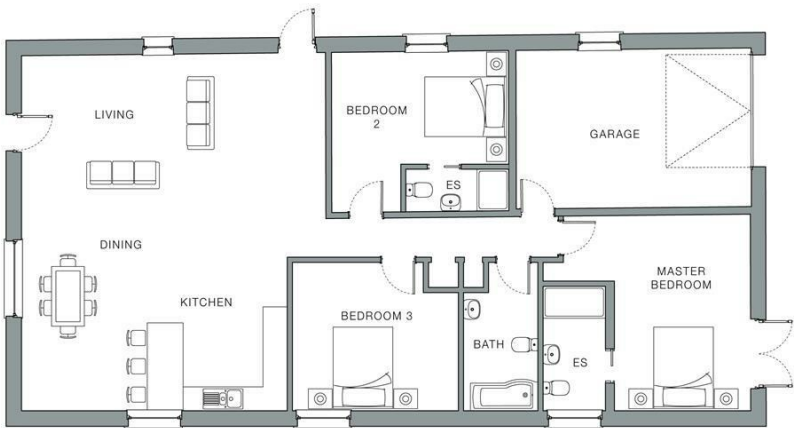
A generous three bedroom detached barn conversion comprising a spacious living room, kitchen diner with direct access onto the patio garden area.

The three bedrooms are a good size with the master and bedroom two having en suites and a further family bathroom.

An excellent single storey property with a raised patio and garden area together with an integral garage and additional parking.

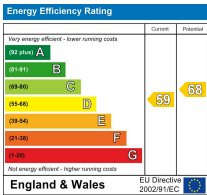
Dimensions

Living/dining/kitchen	8.7m x 7.6m
Bedroom 2	4.4m x 4m
Bedroom 3	4.2m x 3m
Bedroom 1	4.7m x 4.3m
Garage	4m x 5.8m



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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