



Monkey Oak Barn



# Monkey Oak Barn

Harberton, Totnes, TQ9 7SS

Totnes 4.3 miles; A38 9.8 miles; Kingsbridge 11.5 miles

A superb and exceptionally well converted barn conversion with stunning views and about 1.4 acres of gardens and grounds

- Much sought after character
- Modern conversion with superior fittings
- Superb open plan kitchen/snug
- 2 large double en suite bedrooms
- Potential to create a 3rd bedroom
- Far reaching southerly views
- Private entrance drive
- Freehold
- Council Tax band E

Guide Price £765,000

## SITUATION

Harbertonford is a pretty and unspoilt village situated on the banks of the river Harbourne. The village offers a primary school, a church, a village hall and a store/Post Office. The town of Totnes is approx. 3 miles away, being a popular medieval market town with narrow streets and a Norman castle. The town has a creative spirit, as characterised by its unique range of shops and cafes. Totnes has both primary and secondary schools, 2 supermarkets and is approx. 7 miles away from junction A38/Devon Expressway, allowing for speedy access to Plymouth and the Cathedral city of Exeter with its international airport. Totnes also has a mainline railway link to London Paddington.

## DESCRIPTION

During 2016 and 2017 the vendors developed a dilapidated stone barn to create this superb spacious property. Monkey Oak Barn comprises the majority of the original barn which makes the most of the stunning westerly and southerly views. The conversion retains much of the original character of the barn yet coupled with modern design producing a very stylish and efficient home. Both the ground and first floors benefit from under floor heating from the mains gas combi boiler. The adjoining barn conversion is also available by separate negotiation.

## ACCOMMODATION

From the gravelled entrance drive, a small flight of slate steps leads up, passing the main area of west facing patio. A pair of oak doors lead into the open plan kitchen/sitting room, which benefits from the exposed 'A' frame ceiling timbers, which is vaulted in half with many windows providing glorious views over the garden, fully tiled with a fantastic kitchen with a ceramic 1½ bowl sink with drainer, integrated appliances including a full-size Smeg dishwasher, a range of pan drawers with a Neff induction hob with extractor over, space for an American fridge freezer, double Neff fan-assisted oven with wine rack storage alongside.

Door through to the utility room with a range of base and eye level kitchen units with space and plumbing for a washing machine and tumble drier, pair of doors where the Worcester gas-fired central heating boiler is located, with the Megafo water tank. Above this is a very useful area of storage.



Door to ground floor WC. From the main room, an opening leads through to the staircase hall with oak stairs rising to the first floor. This area is used as the dining room with a stable door providing access to the west-facing patio. Should a third bedroom be required, this room could easily be reconfigured to create a third bedroom. The corridor continues to the master bedroom suite, with a large double bedroom with space for wardrobe, dressing area and door to a fully tiled bathroom with a sink vanity unit and a large walk-in shower with sliding door. Much of the original stonework is left on show, particularly with the arrow slit windows.

#### UPSTAIRS

The stairs rise to the vaulted ceiling of the sitting room, which is a lovely light and airy room with exposed stonework to one end wall with rooflights and views over the garden and land beyond. At one end a pair of patio doors lead out to the balcony, which is a fantastic spot to sit and admire the far reaching views.

The sitting room has a slate hearth with a Lotus wood burning stove, with many window openings to enjoy the views. At the far end there is a door through to bedroom 2 (double), with a tiled floor and fully exposed stone wall, exposed ceiling timbers and door through to the en-suite shower room with large walk-in shower.

#### GARDENS AND GROUNDS

Monkey Oak Barn has a fantastic landscaped area of garden with the main paved terrace at the front of the property, enjoying a westerly outlook. There are a number of dry stone walls with exposed rock outcrops providing ample space for the herbaceous plantings and also a key focal point to the grounds. There is a track which leads up passed a useful timber storage shed upto the upper area of garden. Here there is a greenhouse and a gate to a private track which the vendors are retaining with the block of woodland above. A right of way is granted to the purchaser of Monkey Oak Barn to access the small area of paddock above the house. Please note the area of broadleaved woodland above the property is available by separate negotiation.

#### SERVICES

Mains gas combi boiler with under floor heating to the ground and first floors rooms. Megaflo pressurised hot water cylinder. Mains water. Shared septic tank drainage with the annexe. According to Ofcom, average mobile signal and standard broadband is available. However, the annexe has Starlink broadband fitted with around 65Mbps download speeds available, which could also be installed for Monkey Oak Barn.

#### LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes TQ9 5NE.

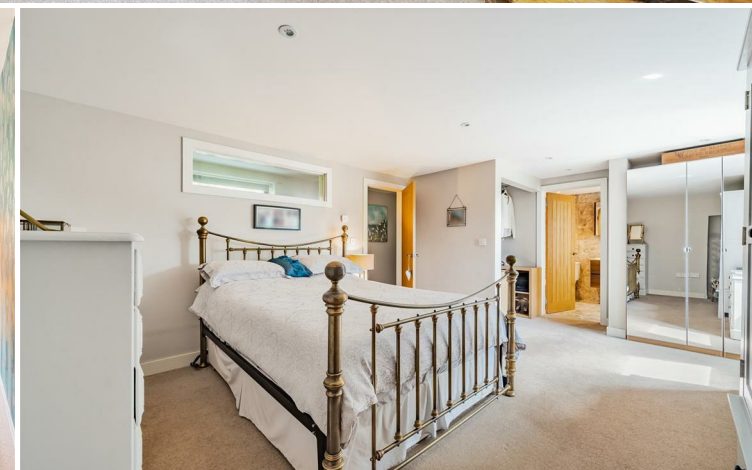
#### VIEWINGS

Strictly by prior appointment with Stags on 01803 865454.

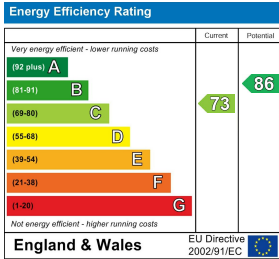
#### DIRECTIONS

The property is just 1 mile from the Church at Harberton ford on woodland road. it is the first house that you come to after the church in about 1 mile. Providing good access to the A381.

We recommend using [what3words](#)///insert.unearthly.repeated



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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