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Monkey Oak Barn Annexe



## Monkey Oak Barn Annexe, Harberton, Totnes, TQ9 7SS



Totnes 4.3 miles; A38 9.8 miles;  
Kingsbridge 11.5 miles

### A superb 2 bedroom semi detached barn conversion in a rural yet accessible location

- A highly insulated and a very efficient home
- Superb attention to detail and design throughout
- Open plan kitchen/dining room
- West facing sitting room
- Large en suite ground floor bedroom
- Double bedroom and en suite on the first floor
- Potential to develop the roof space
- Off road parking for 3/4 cars
- Freehold sale
- Council Tax band A

Guide Price £510,000



#### 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

From its own private driveway, where there is parking for a number of vehicles. A path leads around the elevated stone patio, facing west, with a pair of patio doors into the sitting room, which has engineered Porcelanosa flooring, a nice spacious room with windows and a pair of patio doors to the smaller garden to the west. A short flight of steps leads up to the open plan kitchen/breakfast room with Porcelanosa tiled floor with exposed stone feature wall, range of base and eye-level kitchen units incorporating a Bosch single fan-assisted oven with Zanussi hob over with AEG extractor fan, integrated appliances including a full-size Zanussi dishwasher and a full height Kenwood refrigerator with freezer under.

Door with a small step down into bedroom 1 (double) with a range of base and eye-level units with space and plumbing for a washing machine and the Worcester gas-fired boiler. There are bi-folding doors to the side allowing lots of light into the building. There is a useful storage area above where the vendor has thought to apply for planning to create a third bedroom, which the successful purchaser could look into. There is a Daikin air-conditioning unit for cooling and heating. Door to en-suite shower room with electrically controlled underfloor heating, partially tiled with exposed stone feature wall with large walk-in shower.

From the kitchen there is a step up through the lockable door, which leads back to Monkey Oak Barn and an Iroko flight of steps leading up to the main double bedroom, where there is a further Daikin air conditioning unit for cooling and heating. There is a large window facing west and an en-suite shower room with large walk-in shower.

Outside there is a timber shed for bike and storage. Running along the rear of the barn is a small drive where there is an option to park further vehicles, if required. At the side there is an outside tap.

#### GARDENS AND GROUNDS

Monkey Oak Barn annexe has an area of garden above and below the private entrance drive. There is a raised patio area which faces West. Below the entrance drive, there is a useful shed for bike storage. On the outside, there is an electric car charging point.

#### SERVICES

Mains gas combi boiler with under floor heating to the kitchen and sitting room. Radiators in the bedrooms. Daikin air conditioning units for cooling and heating in the bedrooms. Mains water. Shared septic tank drainage with Monkey Oak Barn. According to Ofcom, average mobile signal and standard broadband is available. However, the vendor has Starlink broadband fitted with around 65Mbps download speeds available.

#### VIEWINGS

Strictly by prior appointment with Stags on 01803 865454.

#### LOCAL AUTHORITY

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

#### 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.

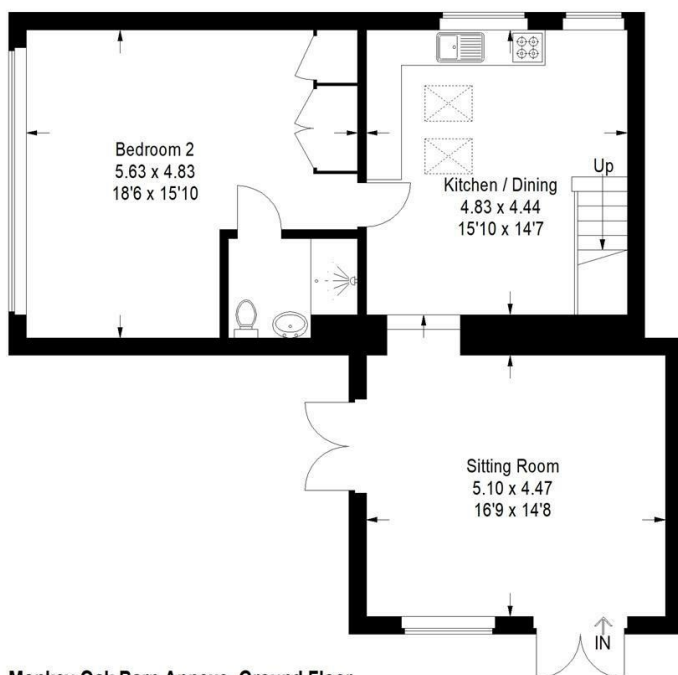
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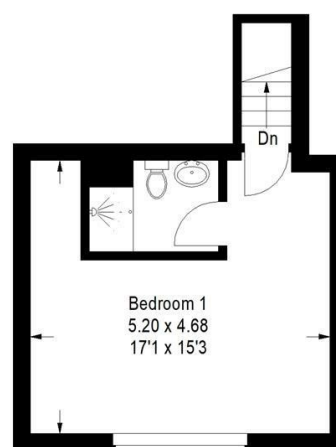




Approximate Gross Internal Area = 99.1 sq m / 1067 sq ft



Monkey Oak Barn Annexe, Ground Floor



Monkey Oak Barn Annexe, First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1082855)

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(49-54) E			
(41-48) F			
(31-40) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

The Granary, Coronation Road, Totnes, Devon, TQ9 5GN

01803 865454

totnes@stags.co.uk

stags.co.uk



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