



Monkey Oak Barn and Annexe







# Monkey Oak Barn and Annexe

Harberton, Totnes, , TQ9 7SS

Totnes 4.3 miles; A38 9.8 miles; Kingsbridge 11.5 miles

A superb contemporary barn conversion offered for sale as a whole or in two parts, with about 1.5 acres of landscaped gardens and grounds

- Flexible living accommodation providing one large house or divided into two self-contained properties
- Highly insulated and a very efficient home
- 2 Bedroom main accommodation
- Landscaped gardens and grounds
- Ample off-road parking
- Much sought after traditional features
- Superb attention to detail and design
- 2 Bedroom annexe
- Separate paddock
- Freehold sale. Council Tax Bands E and A

Guide Price £1,275,000

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@StagsProperty

**DESCRIPTION**

In 2016/17 the vendors developed the dilapidated stone barn to create Monkey Oak Barn and Monkey Oak Barn Annexe in 2018/19. In 2024 the vendors gained planning permission to separate the annexe away from the house enabling both parts to be sold independently.

**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.

The house is currently occupied by the owners with the children in the annexe, which could be a main residence if sold in two parts, or as a holiday let for useful income. Both properties have their own access points with Monkey Oak Barn having the large drive with parking for many vehicles. Both properties have underfloor heating, with the main house benefitting from under floor heating on both floors, whilst the annexe has under floor heating in the kitchen and sitting room.

If sold in two lots, the vendor will separate the services, having obtained quotes from the utility suppliers.

**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 bespoke handmade 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 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 Megafllo 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. At the end of the hall there is a door which leads through to the Monkey Oak Barn Annexe.

**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.





### MONKEY OAK BARN ANNEXE

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. 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. 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 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 up to 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 fired central heating to both Monkey Oak Barn and the annexe. Mains water, Septic tank serving both properties. According to Ofcom, average mobile signal and standard broadband is available. However, the vendor has Starlink broadband fitted with around 65Mbps download speeds available.

### DIRECTIONS

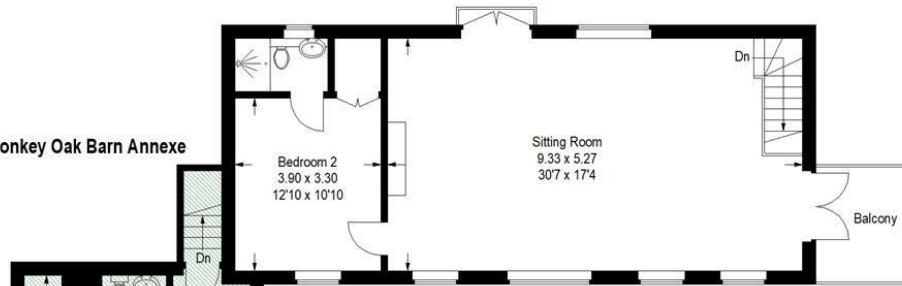
The property is just 1 mile from the Church at Harberton ford on woodland road. it is the first house that you come to after the church in about 1 mile. Providing good access to the A381.

We recommend using [what3words.com/](https://www.what3words.com/) for the address.

Approximate Gross Internal Area = 272.2 sq m / 2929 sq ft



Monkey Oak Barn Annexe



First Floor

Monkey Oak Barn Annexe



Ground 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 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>73</b>	
England & Wales		EU Directive 2002/91/EC 