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Bramley Barn



### 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

Bramley Barn, 2 Apple Orchard is a stunning newly built home offering accommodation across two storeys, with reverse level accommodation ensuring the properties reception space enjoys the exceptional views over the surrounding countryside. 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)

### AGENTS NOTE

Please note, the internal photographs shown are taken at one of the sites show homes, plot 3, to give an example of the potential finish of the properties being developed. Please contact the agents if you have any queries.

### 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 left. Take the first left 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.

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

A delightful mid-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 home
- Exception mid-terrace home
- Tastefully designed
- Quintessential country living
- Three double bedrooms
- Private parking and gardens
- Easy access to main transport links
- Freehold
- Council Tax: TBC

Guide Price £365,000





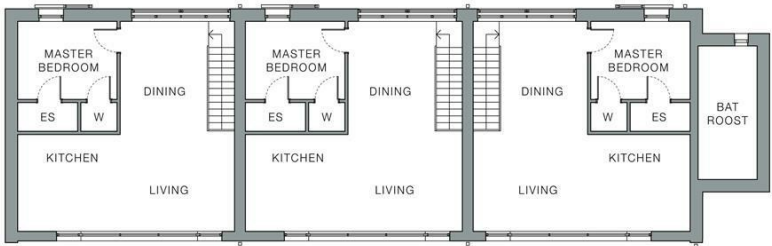
- Plot 1 BRAEBURN BARN
- Plot 2 BRAMLEY BARN
- Plot 3 BLENHEIM BARN

Three stunning and contemporary barn conversions offering spacious 2/3 bedroom accommodation.

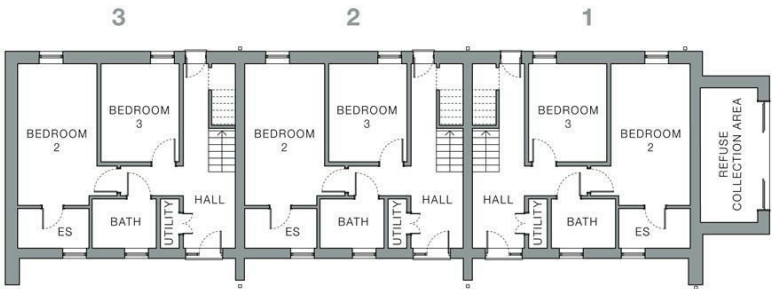
The beautiful polished stone and timber clad facade sit beneath an elegant aluminium vertical seamed profile roof. The accommodation within offering spacious and luxurious upside down living with generous bedrooms on the ground floor whilst the first floor celebrates space and light with huge expanses of glazing and numerous windows allowing the light to flood into the extensive living spaces within these beautifully contemporary homes.

Dimensions

|                     |             |
|---------------------|-------------|
| Ground Floor        |             |
| Entrance Hall       |             |
| Bedroom 2           | 2.8m x 5.2m |
| Bedroom 3           | 3.5m x 2.6m |
| En suite            |             |
| Bathroom            |             |
| First Floor         |             |
| Kitchen/Living Room | 7.8m x 3.6m |
| Dining Area         | 2.7m x 3.6m |
| Master Bedroom      | 3.9m x 2.6m |
| En suite            |             |
| Cloakroom           |             |



First Floor



Ground Floor

Measurements supplied were taken from Plot 1.  
Measurements for plots 2 & 3 may vary.

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) <b>A</b>                           |  |                             | <b>85</b> <b>88</b> |
| (81-91) <b>B</b>                            |  |                                                                                                                |                     |
| (69-80) <b>C</b>                            |  |                                                                                                                |                     |
| (55-68) <b>D</b>                            |  |                                                                                                                |                     |
| (49-54) <b>E</b>                            |  |                                                                                                                |                     |
| (41-48) <b>F</b>                            |  |                                                                                                                |                     |
| (31-40) <b>G</b>                            |  |                                                                                                                |                     |
| Not energy efficient - higher running costs |  |                                                                                                                |                     |
| England & Wales                             |  | EU Directive<br>2002/91/EC  |                     |

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

01803 865454

totnes@stags.co.uk

stags.co.uk