



2 Manor Barn



# 2 Manor Barn Chipley

Bickington, Newton Abbot, Devon, TQ12 6JW

Newton Abbot: 3.5 miles, Ashburton: 4 miles, Exeter: 18 miles.

A delightful Grade II listed barn conversion in a delightful rural location with easy access to local amenities.

- Characterful Barn Conversion
- 19th Century Stone Barn
- 4 Double Bedrooms
- Car Port & Parking
- Freehold
- Three Storeys of Accommodation
- Sympathetically Presented
- Exceptional Reception Space
- Versatile Garden
- Council Tax Band: F

Guide Price £750,000

## SITUATION

Chipley is located just north of the A383/Ashburton Road, between Ashburton and Newton Abbot. A short walk from the property is the village of Bickington with a church and village hall.

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.

There is a wide range of independent and state schooling located within easy access to the property, with state schools situated in the nearby towns and villages of Liverton, Ashburton and Newton Abbot. Stover independent school is 3 miles away from the property on the outskirts of Newton Abbot with schooling offered from ages 3-18. The location allows easy access to the A38/Devon Expressway providing swift access to both Exeter and Plymouth, while the bustling market town of Newton Abbot with its mainline railway connection to London Paddington.

## DESCRIPTION

2 Manor Barn is a charming Grade II listed barn conversion that has been thoughtfully modernised, preserving its period charm and rustic features. Given its situation, the property strikes a perfect balance between rural living and an accessible location, with easy access to local amenities with good access to Bickington and Newton Abbot.

The property is steeped in history, a plaque at the property notes, "the barn was built at the expense of Mr. W. French in the year of 1827. H. Bickley, mason. J. Candish, carpenter." The barn was converted into two dwellings in the mid-2000s, the property boasts splendid pastoral views across the surrounding countryside while still benefiting from numerous period features.



## ACCOMMODATION

The property spans three storeys, with the main entrance located at street level on the middle floor. This floor features a versatile reception area, currently serving as a formal sitting room combined with a family social space. It boasts triple aspect windows, striking exposed stonework, and a mix of exposed beams and partly rendered walls that achieve a fine contemporary balance. The family space on this floor is enhanced by a fireplace with a wood-burning stove.

The lower ground floor houses a charming kitchen/breakfast room, featuring pale grey shaker-style base units paired with solid wooden worktops and a breakfast bar, creating a family-friendly space with room for a dining table. Double doors open to the garden, providing ample light from the eastern aspect.

At the opposite end, there is an informal family seating area or study, complemented by a feature fireplace with a wood burning stove and access to cupboard storage. This floor also includes a cloakroom and a boiler cupboard.

The first floor accommodates four double bedrooms. Both the master and guest bedrooms have en suite shower rooms with a shower, wash basin, and WC. The master bedroom, situated on the southern aspect, offers stunning views of the surrounding countryside. The remaining two bedrooms are smaller yet remain double in size and are serviced by a family bathroom with a shower over the bath, a wash basin, and a WC.

## OUTSIDE

At the front of the property is a shared entrance providing space to a parking area with space for two vehicles.

To the side of the property is a private vehicular access to the rear of the property where there is additional parking and access to the properties outbuilding. The outbuilding in question is a versatile space with an open fronted car port/escape area offering useful covered storage. A pedestrian door leads into a store room with power and lighting which is currently used as a workshop and could offer potential a space for an office, subject to the necessary consents.

Outside the double doors from the kitchen, there is a patio area offering ample space for outdoor seating or dining. A bridge crosses over a brook, leading to an additional garden area, primarily laid to lawn and offering a picturesque view of the surrounding farmland.

## SERVICES

Mains electricity and water. Shared private drainage. Oil fired central heating. Ofcom advises that standard broadband (upto 14mbps) is available at the property and it is likely that mobile coverage is available via the major providers.

## LOCAL AUTHORITY

Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, Devon, TQ12 4XX. Tel: 01626 361101. E-mail: [info@teignbridge.gov.uk](mailto:info@teignbridge.gov.uk).

## VIEWINGS

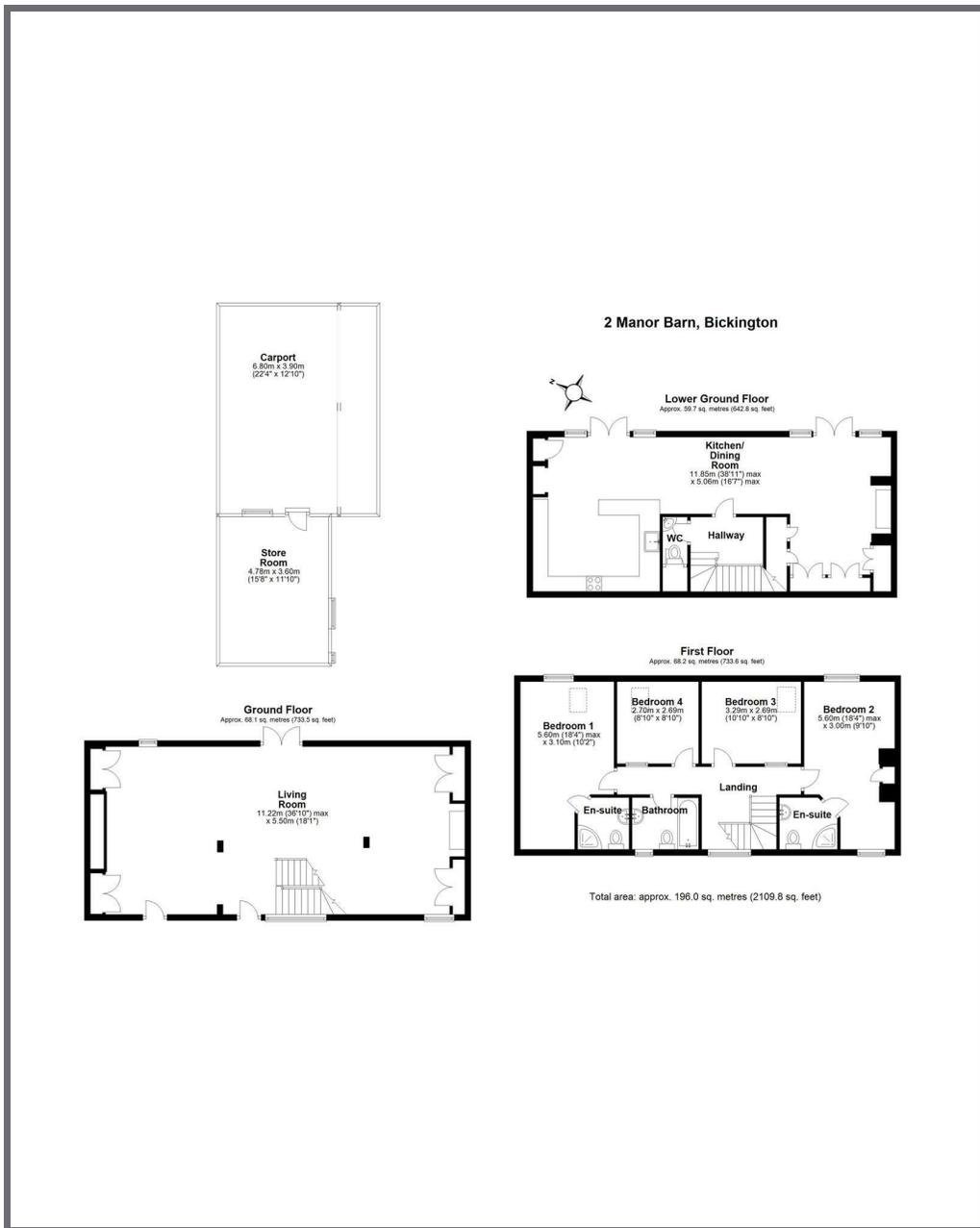
Strictly by appointment through the agents.

## DIRECTIONS

From Exeter, take the A38/Devon Expressway to the Drumbridges roundabout at Bovey Tracey and take the third exit, signposted for Bickington. Continue for approximately 2 miles, taking a left turn just past the Bickington village sign. Follow this lane through the village, passing the church and Bickington Barton, and bearing left at the fork. Proceed to the next junction at Chipley, where 1 Manor Barn is on the southeast corner. From Plymouth, take the A38/Devon Expressway exiting at Goodstone, following the A383 towards Newton Abbot. Pass Bickington and the Dartmoor Halfway Inn, and take the left turning signed Chipley. Continue up the hill and the entrance gate to the drive is on the right, at the junction.



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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		72	80
EU Directive 2002/91/EC			

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