



Green Dragon Barn







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Lower Hutterleigh, Blackawton, Totnes, TQ9 7AD

Kingsbridge 7 miles; Dartmouth 7.5 miles; Totnes 8.5 miles;

An iconic Grand Designs home in the South Hams, offering over 4,600 sq ft of versatile living space, exquisite craftsmanship, and 1.3 acres of gardens, orchard, and paddock in a peaceful rural setting

- Iconic Grand Designs barn
- Five bedrooms, four receptions
- 1.3 acres of gardens and paddock
- Peaceful rural South Hams setting
- Freehold
- Over 4,600 sq ft of space
- Full-height green oak frame
- Detached workshop
- Flexible multi-generational layout
- Council tax band C

Guide Price £1,500,000

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SITUATION

Green Dragon Barn enjoys a peaceful setting near the popular village of Blackawton, which offers a strong community spirit, a highly regarded primary school, a parish church, and a traditional village pub.

The vibrant market town of Kingsbridge lies approximately 7 miles to the west and provides a wide range of shops, amenities, and a well-respected secondary school, serving nearby coastal villages such as Salcombe and Thurlestone.

Totnes, around 7 miles to the north, offers an eclectic mix of independent shops, cafes, and galleries, along with a mainline railway station providing direct services to London in around three hours.

To the south, the historic town of Dartmouth sits at the mouth of the beautiful River Dart and is renowned for its maritime heritage, excellent sailing facilities, and the prestigious Britannia Royal Naval College, also approximately 7 miles away.

DESCRIPTION

Featured on Channel 4's Grand Designs and praised as "the perfect home," Green Dragon Barn is an exceptional detached property created from three linked barns, quietly positioned in the rolling countryside between Totnes, Dartmouth, and Kingsbridge.

Lovingly crafted over 20 years by its visionary owners, the house blends eco-conscious design with striking architectural detail, including a soaring green oak frame, cob and stone walls, and a distinctive combination of slate and thatch roofing.

The accommodation is both generous and highly flexible, with light-filled interiors designed to adapt to modern family life, multi-generational living, or creative workspaces. At the heart of the home is a spectacular 30-foot reception space, framed by natural materials and open to the gardens and views.

Set in approximately 1.3 acres, the property includes mature landscaped gardens, a sloping paddock with an orchard, a double garage, detached stone workshop with solar panels, and a private hot tub area—ideal for entertaining or simply enjoying the peace and seclusion. This is a rare opportunity to own a home of genuine architectural significance and enduring quality.





ACCOMMODATION

From the parking area the entrance opens into a spectacular full-height atrium from which an oak staircase rises to the heart of the home, a magnificent 30-foot sitting/dining room with exposed green oak framing, a solid oak floor, feature stone walls, and a woodburning stove.

The adjoining kitchen is fitted with hand-made wooden cupboards and oak worktops, and has access to a walk-in stone cold room/larder. Beyond the kitchen is a circular hall with a vaulted roof supported on hand-carved dragon pillars. From here, glazed double doors open out to the terrace and gardens. Also on the ground floor are three additional reception rooms—including a studio/office and a second sitting room—a box room, utility area, and a shower room.

Upstairs, are four well-proportioned bedrooms and a further large vaulted studio/bedroom sitting beneath the thatched roof, with exposed beams and extensive fitted bookshelves. Two of the bedrooms have en suite shower rooms. A family bathroom serves the remaining rooms.

The layout lends itself perfectly to a flexible lifestyle, with potential for independent accommodation if desired.

On the lower ground floor is an integral double garage, boiler room, and additional storage.

OUTSIDE

The property is approached via a private driveway leading to a large parking and turning area in front of the house and garage.

Beautifully landscaped gardens wrap around the house, including lawned areas, mature planting, a vegetable garden, and a terrace for al fresco dining. A separate lawned courtyard features a hot tub and seating area.

Beyond the gardens lies a gently sloping paddock with mature trees and a productive orchard—ideal for keeping animals, growing produce, or simply enjoying the peace and rural views. A detached stone workshop with solar panels and a former cart pond complete the setting.

SERVICES

Mains electricity and water. Private drainage (septic tank). Wood pellet central heating. Solar panels. Integrated vacuum cleaner system. Whole-house ventilation and heat recovery system. According to Ofcom standard broadband and likely mobile coverage available. Internet is currently supplied by Starlink.

DIRECTIONS

At Totnes Cross continue towards Kingsbridge, then turn left at the crossroads towards Blackawton. Follow the road for approximate one mile, and at the sharp left hand bend towards Blackawton keep right for half a mile until you reach the T junction; Turn left and continue until you find Green Dragon Barn on your right.



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	EU Directive 2002/91/EC	



