



Hunters Moon Barn



# Hunters Moon Barn

Dartington, Totnes, Devon, TQ9 6EZ

A38 4.5 miles; Plymouth 22 miles; Exeter 28 miles

A superbly converted and beautifully presented barn offering versatile accommodation, delightful gardens, a garage and ample parking in Dartington

- Striking barn conversion
- Light-filled living spaces
- Three spacious bedrooms
- Private, mature gardens
- Freehold
- Double-height entrance hall
- Versatile study/home office
- Two luxury ensuite bathrooms
- Gated drive and garage
- Council tax band F

## Offers In The Region Of £700,000

### SITUATION

Dartington is a thriving village known for its vibrant community, popular primary school, excellent post office and village store, and the renowned Dartington Hall Estate with its cultural attractions and events. A village highlight is The Cott Inn, a charming thatched pub dating back to 1307. Regularly recognised among the best pubs in the UK, it was named Greene King Pub of the Year and Pub Garden of the Year in 2024. The Cott Inn is much loved for its award-winning food, pub garden and cosy atmosphere.

The historic town of Totnes is a short distance away, offering a wide range of shops, restaurants, schools, and a mainline railway station with direct trains to London Paddington. The A38 Devon Expressway is about 4 miles away, providing easy access to Exeter, Plymouth, and the M5.

### DESCRIPTION

Hunters Moon Barn is a superbly converted and beautifully presented barn, offering light-filled living spaces and wonderful character throughout. Enjoying a tranquil edge-of-village setting, the property combines a sense of rural calm with excellent access to Dartington's amenities and the thriving town of Totnes nearby. The house is set within mature, private gardens, and provides flexible accommodation ideal for modern family living or those seeking a peaceful retreat in the South Hams countryside.





## ACCOMMODATION

The home is entered via an impressive double-height hallway, where full-height windows create a striking sense of space and an immediate connection to the garden. To one side, the spacious sitting room enjoys views across the patio and lawns, with double doors opening for effortless indoor-outdoor living. The kitchen and dining area, just a few steps up, is both practical and welcoming, offering ample storage, modern appliances, and plenty of space for relaxed meals with family and friends.

A utility room adds day-to-day convenience, while a separate study, with its own door to the upper garden, provides an ideal spot for working from home or creative projects. The flexible layout includes a ground floor double bedroom, equally suited for guests or as a further reception room, and a stylish shower room with WC completes the ground floor.

Upstairs, a generous landing overlooks the hallway below, leading to two double bedrooms. The principal bedroom features built-in storage and a sleek ensuite shower room, with natural light streaming in from several Velux windows. The second upstairs bedroom offers attractive countryside views and a luxurious ensuite with both bath and separate shower. Throughout, the property offers a wonderful balance of comfort, character and practicality, making it perfectly suited for a range of lifestyles.

## OUTSIDE

Approached via a gated driveway offers generous parking for several vehicles and access to a single garage, ideal for storage or workshop use.

The property is surrounded by mature, landscaped gardens designed for both beauty and practicality. Two private patio areas provide options for alfresco dining and entertaining, complemented by a raised vegetable garden, a greenhouse area, and a level lawn.

## SERVICES

All mains services connected. Gas fired central heating. According to Ofcom ultrafast broadband and likely mobile coverage available.

## DIRECTIONS

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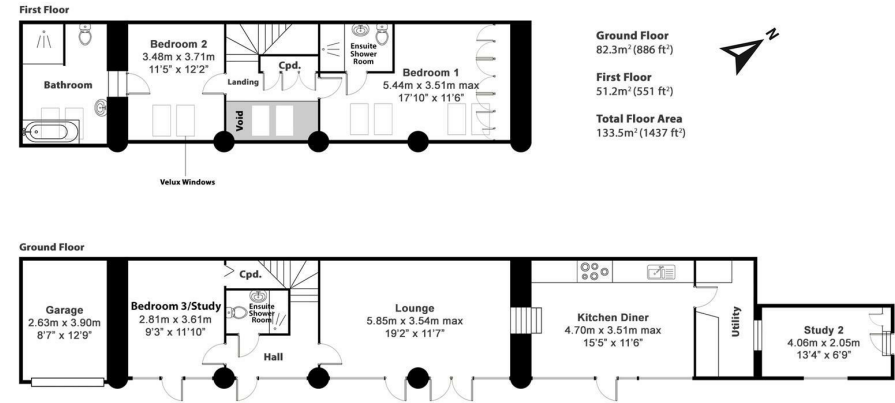
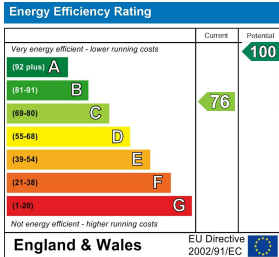


Illustration for identification purposes only, measurements are approximate, not to scale.



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