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2 Barton Leys

2 Barton Leys, Berry Pomeroy, Totnes, Devon, TQ9 6NN



Totnes: 2 miles, Paignton (sea front): 5 miles, Exeter: 26 miles

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A delightful barn conversion within a courtyard of barns in a sought-after village on the outskirts of Totnes

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- Tastefully converted barn
- No onward chain
- Close to amenities
- Kitchen / Breakfast room
- 2 Double bedrooms
- Allocated parking
- Freehold
- Council Tax Band C
- Grade II listed

Guide Price £260,000

### SITUATION

The property is located in the pretty village of Berry Pomeroy which has a sought-after primary school, village hall and 11th century church. This church, upon which much community life still centres, was featured in the film of Jane Austin's Sense and Sensibility. The village is surrounded by beautiful Devon countryside with ample opportunities for walking, riding and cycling in the midst of quiet rolling farmland.

More comprehensive needs can be met in Totnes, some 2 miles away. The bustling market town full enjoys a wealth of shops and recreational facilities. It is very much the gateway to, and an integral part of the South Hams, an area designated as of 'Outstanding Natural Beauty', with its magnificent countryside, and historic small towns and villages.

Within easy access to the property are access to the A380 and A38 trunk roads providing access to Exeter and Plymouth; while other transport links including Totnes Railway station with direct access to London Paddington as well as Exeter airport offer potential for trips further afield.

### DESCRIPTION

2 Barton Leys is a well-presented barn conversion, set within a pretty courtyard of barns overlooking rolling countryside and farmland. The property is approached through a shared courtyard and enjoys accommodation across two storeys while enjoying allocated parking and access to the visitors parking within the development.

### ACCOMMODATION

The ground floor comprising ample accommodation; currently configured to create a kitchen / breakfast room with a range of fitted wall and base units with integral appliances including a dishwasher, fridge / freezer and gas hob. The reception space offers a charming room suitable for a sitting room with views across the neighbouring farmland and towards the surrounding countryside, while a door provides access onto the courtyard. In addition,

there is a cloakroom situated in the hallway.

On the first floor are two double bedrooms, both feature fitted storage and exposed A-frame beam work. The family bathroom comprises a shower over bath, wash basin and WC. Detached from the property is a small storage shed a short walk from the front door.

### SERVICES

Mains water, electricity and gas. Shared private drainage. Underfloor heating throughout.

### LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234.

### AGENTS NOTE

The property is subject to a monthly service charge, please contact the agents for more information.

### INVESTMENT

For knowledgeable advice on buy-to-let investments please contact our Lettings Department on 01803 866130.

### VIEWING

Strictly by appointment through the agents please on 01803 865454.

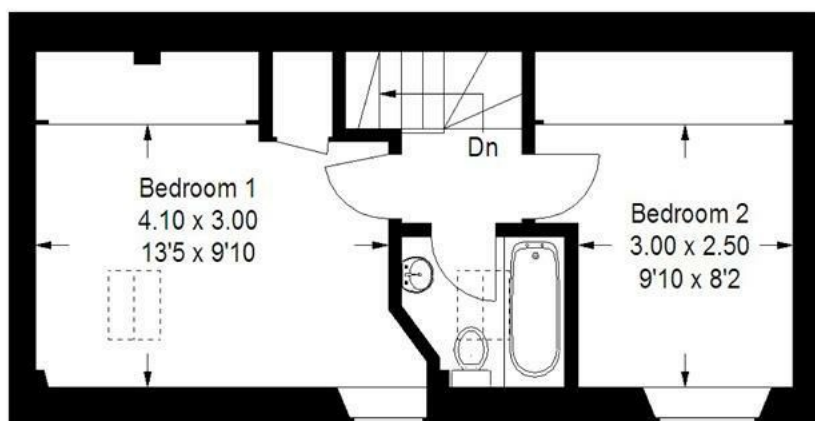
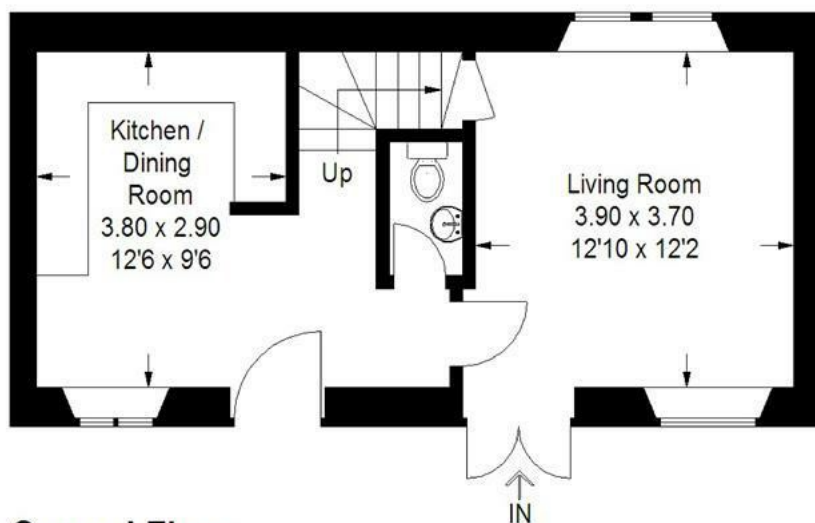
### DIRECTIONS

From Totnes take the A385 to Paignton. Take a left hand turning signposted to Berry Pomeroy and on reaching the village turn right at the mini roundabout. The entrance to Barton Leys is the first turning on the hand side. On entering the development, turn right and park in the visitors parking area. The property can be found at the far end of the development.

What3Words: pranced.woodstove.handbook



Approximate Gross Internal Area  
69.5 sq m / 748 sq ft



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) A			88
(81-91) B			
(69-80) C		74	
(55-68) D			
(48-54) E			
(35-47) F			
(2-34) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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