



---

The Studio Barn





Torbay 7 Miles | Exeter 26 Miles | Plymouth  
24 Miles

A unique and characterful home  
tucked away in a peaceful street,  
just moments from Totnes High  
Street

- Characterful converted barn in central Totnes
- Peaceful street, moments from High Street
- Striking interiors with rustic contemporary style
- Spacious open-plan living with woodburner
- Bespoke kitchen beneath glazed roof beams
- Three double bedrooms plus family bathroom
- Shower room and useful entrance studio
- Enclosed courtyard garden with seating space
- Freehold
- Council Tax Band D

Guide Price £650,000



### SITUATION

The Studio Barn enjoys a wonderfully tucked-away position on Collins Road, a quiet street lying just a short stroll from the vibrant heart of Totnes. This historic market town is famed for its eclectic mix of independent shops, cafés, and galleries, as well as its thriving arts scene and excellent transport links, including a mainline railway station with services to London Paddington. The River Dart meanders through the town, offering riverside walks and waterside dining, while the South Devon countryside and coastline are within easy reach.

### DESCRIPTION

The Studio Barn offers a rare opportunity to acquire a striking and individual property in one of Totnes' most desirable settings. Blending contemporary design with rustic character, the house exudes creativity and warmth, making it ideally suited to those seeking a distinctive home in this thriving town. The property combines practical living space with artistic flair, offering versatile accommodation enhanced by a wealth of natural light.

### ACCOMMODATION

The property is approached via stone steps rising to the front door, which opens into a spacious entrance hall with useful storage. Off the hall is a convenient shower room. From here, stairs lead up into the main living areas. The open-plan living and dining room is a generous space with painted stone walls, wood flooring and a striking woodburning stove. Glazed doors open directly to the courtyard garden, creating a seamless connection with the outside space.

Adjoining is the kitchen, fitted with bespoke timber cabinetry and open shelving, beneath a glazed roof with exposed beams, which floods the space with natural light.

Upstairs, there are two separate staircases. From the main hall, a staircase rises to bedroom one, an excellent double room with a pitched ceiling. A separate staircase set in the corner of the living area leads to the remaining first-floor accommodation, comprising two further double bedrooms and a family bathroom fitted with a white suite including bath with shower over.

### OUTSIDE

The property is approached from Collins Road, with space to park a vehicle directly outside. To the rear, the private courtyard garden provides an intimate outdoor retreat, with space for seating and planting, ideal for those seeking a low-maintenance yet characterful garden space.

### SERVICES

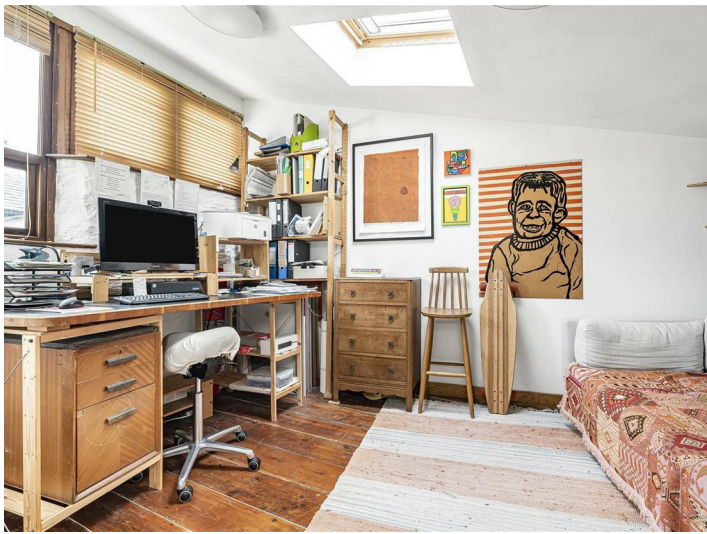
Mains water, drainage, electricity and gas. Gas-fired central heating.

According to Ofcom, ultrafast broadband is available, with good indoor and outdoor mobile coverage predicted.

### DIRECTIONS

From the centre of Totnes, head up the High Street, through The Narrows and turn right into Collins Road. The Studio Barn will be found a short way along on the left-hand side.



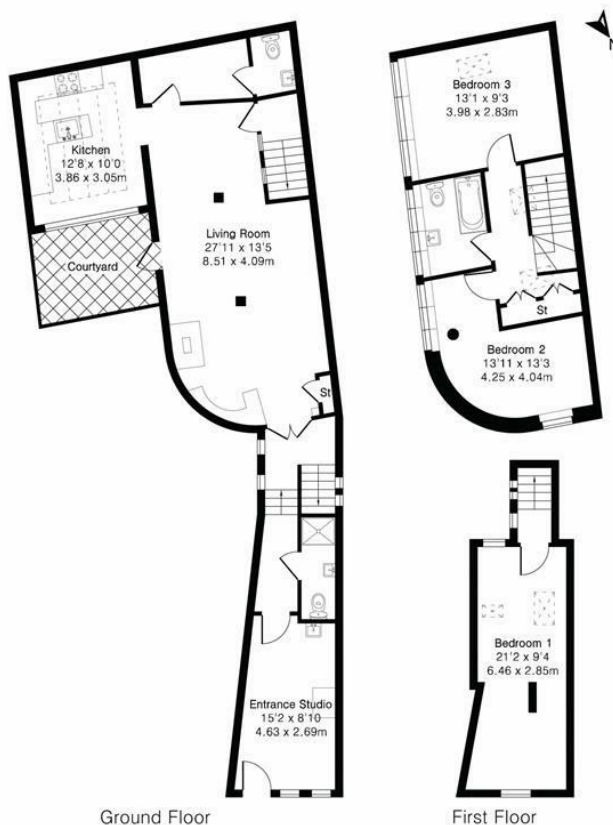




**Approximate Gross Internal Area 1427 sq ft - 133 sq m**

Ground Floor Area 803 sq ft – 75 sq m

First Floor Area 624 sq ft – 58 sq m



Ground Floor

First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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			
(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		78	81
EU Directive 2002/91/EC			

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

01803 865454

[totnes@stags.co.uk](mailto:totnes@stags.co.uk)

[stags.co.uk](http://stags.co.uk)



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London