

For Sale By Auction

THE BARN
SCORRITON, DEVON

The Barn
Scorriton
Devon
TQ11 0JB

Four Bedrooms | Family Bathroom | Kitchen/Breakfast Room
Lounge | Utility Room | Original features
Sought after Dartmoor location
Extending to 5.07 acres | Orchard and Gardens



THE DARTMOOR OFFICE

TEL: 01364 652652

DARTMOOR@SAWDYEANDHARRIS.CO.UK

WWW.SAWDYEANDHARRIS.CO.UK



For Sale By Auction



Pattinson Auctions are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agents and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



SAWDYE & HARRIS
CELEBRATING 175 YEARS



Situated in a beautiful spot on Dartmoor and within a sought after village, this four bedroom barn conversion is full of character and style. There is a private driveway and parking with gated access to the garden as well as additional parking for 3 cars and Timber Barn. In all set in approximately 5.07 acres (2.05 hectares).

The Barn has character features including a wood burner and exposed timber beams but really it is the setting of this property, tucked away on the edge of this old Dartmoor village together with its own land and gardens this is a rare opportunity to acquire your slice of Dartmoor living.





A large double glazed front door leads into the ENTRANCE HALL with its exposed timber beam, stone tiled floor, ceiling mounted light fitting and dado rail. This impressive hallway then leads through to the DINING ROOM.

Offering a double glazed window with wide cill to the front elevation. The same flooring from the entrance hall flows into the dining room area, there is a fireplace and recessed spotlights and lift which rises to the first floor.



There is also a GROUND FLOOR BEDROOM with double glazed window to the rear elevation with radiator, pendant light fitting and door to EN SUITE BATHROOM with close coupled WC, wall hung sink and tiled shower cubicle with folding glazed shower door.



Another feature of the property is KITCHEN, refitted with a country style kitchen with a granite work surface, Belfast sink, open shelving, Neff electric oven and four ring Neff electric hob, double glazed window to the rear, A country style timber door leads to a step down into the UTILITY ROOM which houses the oil fired central heating boiler and has space and plumbing for a washing machine and tumble dryer with a window to the front elevation. This also contains the inverter and equipment for the photovoltaic system.

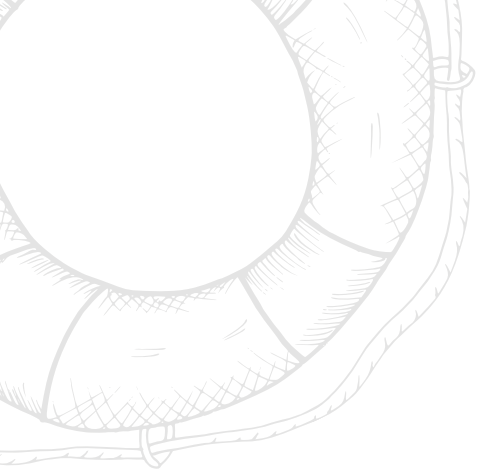


Leading from the kitchen is a door with stairs rising to the first floor landing. This impressive landing has a low level double glazed window to the front elevation and American walnut wood flooring..

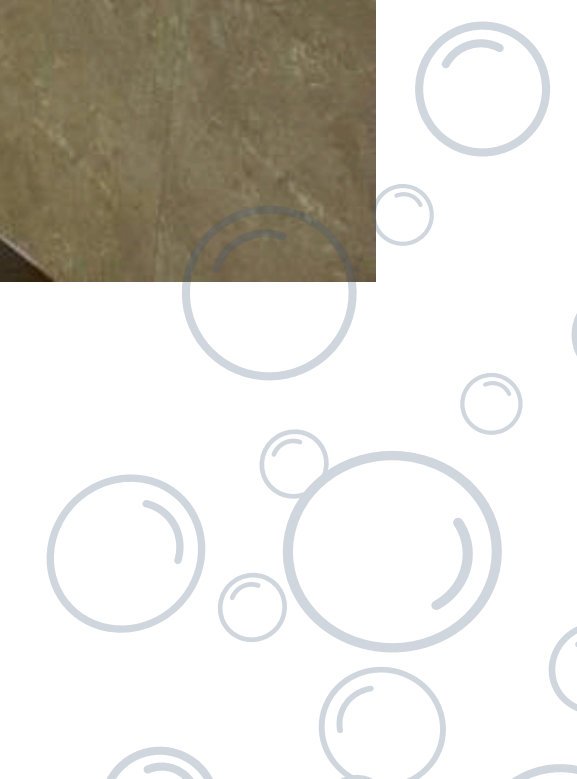
At the far end is the LOUNGE with exposed timber beams and Velux roof lights with double glazed French doors leading to the rear patio. To one side is the cast iron wood burner set on a raised slate hearth. This is a great family space with beautiful views out across the decked patio area to the rear and gardens to the front. The lift also rises into this floor.

In the main house there are three bedrooms with the master being en suite to the ground floor but there is also an additional self contained bedroom which has been used as a successful and popular letting room in the past.





The bathroom has been fitted as a wet room to suit disabled use and has a modesty glazed window to one side as well as a Velux window. Wall hung WC, wall hung Geberit sink with mirror over and an electric Mira shower, chrome effect ladder radiator, recessed spotlights.





The property is accessed through a five bar gate which leads to a tarmac driveway which sweeps around and past The Barn with parking for two to three cars immediately to the front of the property. There are lawned areas to either side of the driveway, planted with mature shrubs and bushes to the boundary side, and offers a very private area to the front of your house. A further five bar timber gate leads to a gravelled yard with the drive continuing to a wider parking area.

There is a large three bay timber barn 45' x 20' which sits at the top side of the property and has most recently been used as a workshop and storage but is ideal for garaging for a car or tractor or indeed could be converted internally to stables if so desired. It has in the past been used regularly for cider making.



Beyond the barn is a tucked away cider apple orchard which has over recent years produced some popular local cider. Closer to the house and accessed from the lounge and from the top of the driveway is a decked seating area which in turn leads to a small summer house and further level lawn beyond. A timber five bar gate leads to the fields.

Known as Close Apple Garden, the land is set in two paddocks of approximately 2.47 and 2.19 acres each which are fairly level and set to pasture and bounded by Devon hedged banks. The near field inter connects to the far field and there is a separate roadway access from the far field from the public highway.



The Barn, Scorton

About... Scorrition

Scorrition is a beautiful Dartmoor village with a popular pub, and one of the few farms left in England licensed to sell milk straight from the cow. Close by is the village of Holne, which has a thriving community owned village shop and tea room as well as a village pub whose premises date back to the 14th century.

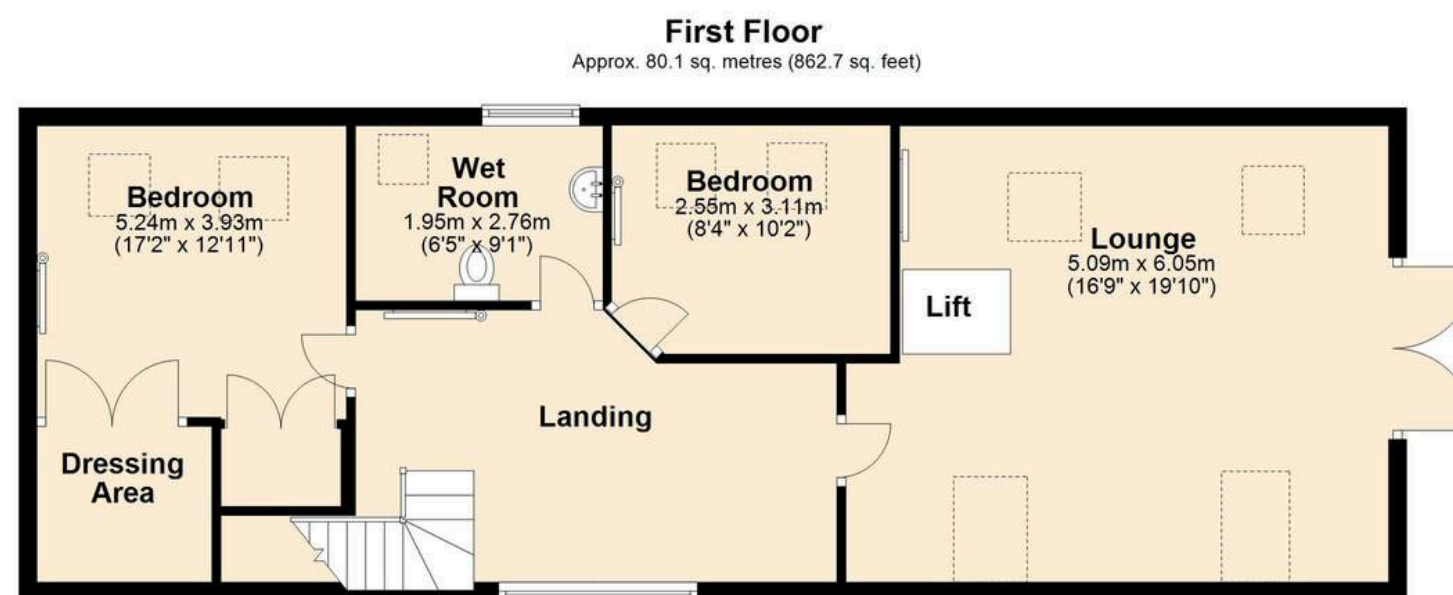
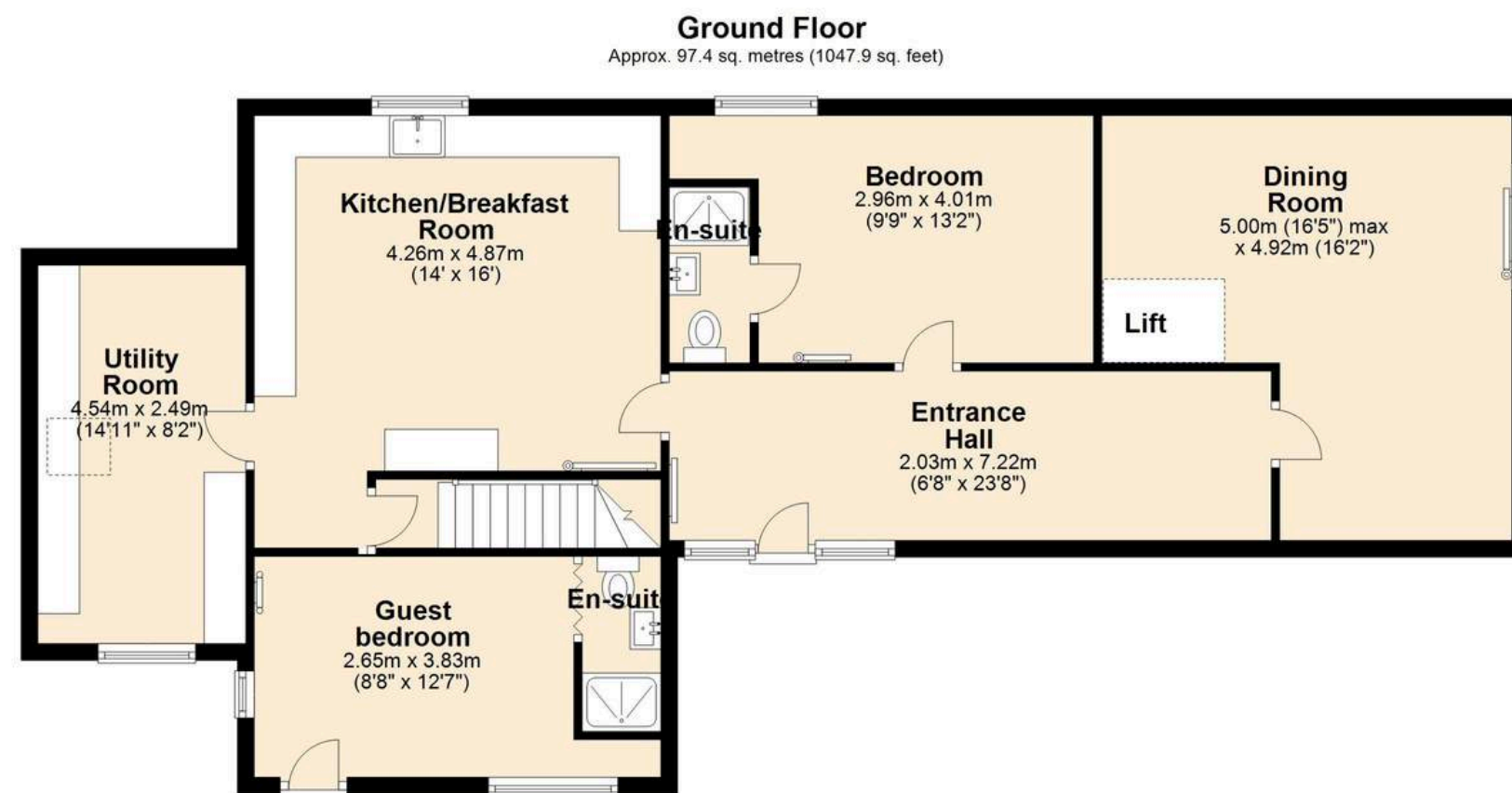
Buckfastleigh is some two and a half miles away. This tranquil town has a history connected with the woollen industry, but it is best known for the nearby Buckfast Abbey and the South Devon steam railway which runs along the River Dart to the sought-after town of Totnes which is about 10 miles away and known for its Norman castle and eclectic mixture of shops and restaurants.

Ashburton also offers an excellent range of facilities including independent restaurants such as the Old Library as well as coffee shops, a delicatessen, artisan bakery, a fish deli and cookery school. There are also excellent transport links being approximately 7 miles from Totnes and Newton Abbot with their direct rail links to London Paddington and Plymouth. The town also lies just off the A38 Devon Expressway giving easy access to Plymouth and Exeter and the M5 beyond.



Floorplan

Sawdye & Harris use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. The matters in these particulars should be independently verified by prospective buyers. It should not be assumed that this property has all the necessary planning, building regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Purchasers should make their own enquiries to the relevant authorities regarding the connection of any service. No person in the employment of Sawdye & Harris has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor. Floor plans and aerial images are not to scale and for illustrative purposes only

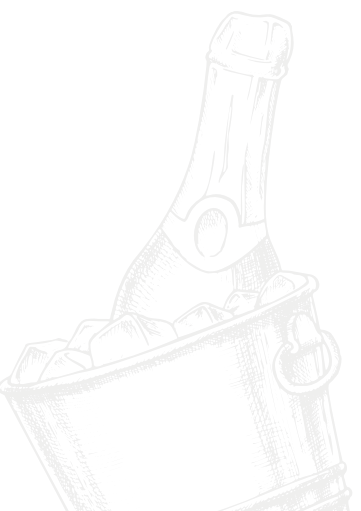


Total area: approx. 177.5 sq. metres (1910.6 sq. feet)

The Barn



SAWDYE & HARRIS
CELEBRATING 175 YEARS



Key Facts for Buyers

TENURE

Freehold.

COUNCIL TAX - Band D

EPC - D

SERVICES

Oil fired central heating, mains electric, mains water and private drainage.

BROADBAND

The property benefits from a Fibre network, upgraded by the current owners through A to B Networks and a 250Mb/s service is currently supplied but could be upgraded if required. For more information please contact the agents.

MOBILE COVERAGE

Check the mobile coverage at the property here - [Mobile Phone Checker](#)

MORE INFORMATION FOR BUYERS

For more information on this property, please click the link below..

[Property Report - Key Facts for Buyers](#)

You can see the title deed, plot size, square footage, aerial view, broadband speeds, and lots of other information relating to this property including school information and transport links.

VIEWINGS

Strictly by appointment with the award winning estate agents, Sawdye & Harris, at their Dartmoor Office - 01364 652652
Email - chudleigh@sawdyeandharris.co.uk

If there is any point, which is of particular importance to you with regard to this property then we advise you to contact us to check this and the availability and make an appointment to view before travelling any distance.

Sawdye & Harris use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair Trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. The matters in these particulars should be independently verified by prospective buyers. It should not be assumed that this property has all the necessary planning, building regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Purchasers should make their own enquiries to the relevant authorities regarding the connection of any service. No person in the employment of Sawdye & Harris has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor. Floor plan not to scale and for illustrative purposes only. Any areas, measurements or distances are approximate

The Barn



To view this property strictly by appointment only please scan the QR code above or contact us by

E -dartmoor@sawdyeandharris.co.uk T - 01364 652652

