



THE BARN, HIGHER COOMBE, DARTMOOR



THE BARN

HIGHER COOMBE • DARTMOOR • TQ11 6JD

Set in a peaceful, picturesque location, this delightful south facing three bedroom detached barn conversion combines character and comfort. Featuring a good sized sitting room with a wood-burning stove, a bright dining room, and a garden room overlooking the well maintained gardens, this home offers both charm and functionality.

The well-equipped kitchen, modern bathroom, and versatile attic room add to the appeal, while the large patio and workshop provide excellent outdoor space. Perfect for those seeking a tranquil retreat with plenty of character and convenience.



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This charming barn conversion offers a delightful blend of character and modern accommodation, set within a picturesque countryside setting. The property comprises three bedrooms, lounge with a wood burner and a country-style kitchen. with an electric AGA. The property overlooks the adjacent stream and has a raised deck to the rear and enclosed gardens - the perfect setting for those seeking a rural lifestyle while still offering easy access to nearby amenities.



Head through the stable-style front door and into the KITCHEN/BREAKFAST ROOM with direct access to the rear elevated deck that extends partially along the back of the property. The kitchen offers a country style kitchen design with double oven and electric AGA. There are recessed spotlights and a timber-painted panelled ceiling. The space exudes warmth with its wood flooring and exposed timber beams. Adjacent to the kitchen, is space for a dining table or could be the perfect setting for a desk, offering front-facing views through multi-paned wooden windows.



Situated off is the distinctive dining room with windows on two sides, enhanced by a high-level Velux window. A glazed door leads to outside and the room is finished with original-style brick flooring, adding a unique character to the space.



A sliding timber door leads into this LOUNGE. This room has multi-paned doors opening onto a Juliet balcony, offering picturesque views of the river and nearby fields. A stable-style door also provides access to the front of the property. The room is fitted with a Dean Forge wood burner, set on a slate hearth, which adds a warmth and charm to the space. The lounge boasts exposed stone walls that complement the wood burner, while a floral-patterned carpet brings a touch of homely comfort. Situated off is useful OFFICE/BEDROOM FOUR.

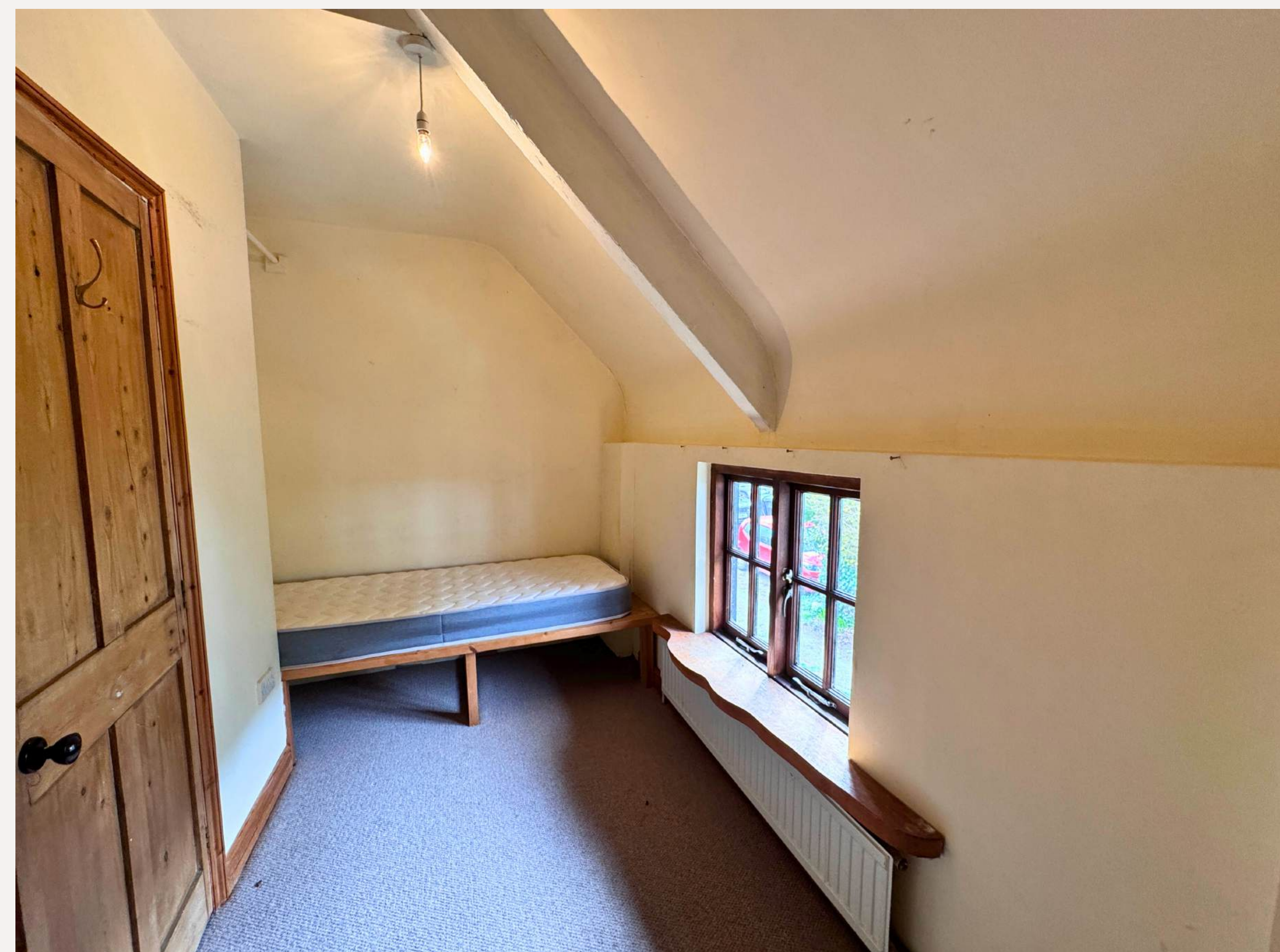


The BATHROOM is fitted with a modern suite comprising bath with an overhead shower and glass screen, paired with elegant tiled detailing, wash hand basin and WC.





To the first floor are THREE BEDROOMS. Bedroom One offers a high vaulted ceiling and large Velux window together with exposed timber beams. Bedroom Two also features high ceilings and exposed beams, with soft natural light creating a bright, inviting space. Bedroom Three has a multi paned window to the front elevation as well as useful storage space with open hanging rail and louvred door to further storage. There is a WC/CLOAKROOM featuring a small basin with a decorative tiled backsplash. A skylight brings in natural light, creating a bright and airy feel.





The property offers a walled garden adjacent to the stream. A raised decked patio extends along the rear, with access from the kitchen, providing an ideal seating area elevated to offer superb views. Flanked by stone walls on both sides, the garden is gated and planted with an array of mature plants and shrubs.

Parking for all residents in the hamlet, offered on a first come, first serve basis, is around the oak tree at the end of the lane.



Nestled in the rural Dartmoor hamlet of Higher Coombe, The Barn enjoys an idyllic location near to the Dartmoor village of Scorriton which has a church and public house. The property is well situated for those who enjoy outdoor pursuits such as walking, riding and cycling. The River Dart has several renowned beauty spots within a short distance and the sandy beaches and boating facilities of the South Devon coastline are also within easy reach.

The nearby market town of Buckfastleigh offers a range of independent shops, cafes and public houses and Totnes, approximately 8.9 miles away, provides a more comprehensive selection of both independent and larger stores, public houses, restaurants, galleries and a leisure center, as well as a mainline train station with excellent connections to London and to Penzance, Plymouth and as far north as Aberdeen.

Communications links are excellent: the nearby A38 Devon Expressway provides easy access to Exeter and the M5. Totnes station offers regular trains to central London, whilst Exeter International Airport is located approximately 29 miles away, with a range of flights to domestic and international locations

About Dartmoor



Floorplans

Ground Floor

Approx. 60.6 sq. metres (652.4 sq. feet)



First Floor

Approx. 42.2 sq. metres (454.0 sq. feet)



NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

Total area: approx. 102.8 sq. metres (1106.4 sq. feet)

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Key Facts for Buyers

TENURE - Freehold.

There is no designated parking with the property. Instead residents in this cluster of homes, park their cars around The Oak tree on a first come first serve basis.

COUNCIL TAX BAND - C

EPC - F

SERVICES

Private shared drainage. Mains water and electric. Electric fired AGA. LPG Gas fired central heating.

BROADBAND

Broadband is available but for more information please click on the following link - [Open Reach Broadband](#)

MOBILE COVERAGE

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

VIEWINGS

Strictly by appointment with the award winning estate agents, Sawdye & Harris, at Dartmoor Office - 01364 652652 Email - hello@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.



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