



# WOODHAY

EAST ALLINGTON • DEVON





# WOODHAY

BARNSTON FARM • DEVON

An outstanding example of contemporary rural architecture, Woodhay represents country living at its finest. This beautifully crafted timber-clad residence offers spacious and light-filled accommodation perfectly positioned to maximise views across its own grounds and the rolling South Hams countryside beyond.

In all extending to 7.3 acres (2.96 hectares)

**GUIDE PRICE : £1,400,000 FREEHOLD**



**SAWDYE & HARRIS**  
**THE DARTMOOR OFFICE**

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# Welcome

Step inside this beautifully designed home and immediately feel the spaciousness of the open-plan living area. Natural light pours in through large windows, highlighting the contemporary finishes and thoughtful layout.

The seamless flow between the living, dining and kitchen areas creates a welcoming and functional space, perfect for both relaxation and entertaining.

With clean lines, modern fixtures, and a calming colour palette, this home offers a bright and airy atmosphere that invites you to make it your own.













The living space has been designed to make the most of the natural light. Large windows offer beautiful views of the garden and surrounding countryside, creating a seamless connection between indoors and out. The room has a simple yet elegant design offering a fabulous feel for family living.

A large, comfortable seating area invites relaxation, while the natural wood flooring adds warmth and character. The fireplace provides a great modern focal point, perfect for both quiet moments of tranquillity and lively gatherings with family and friends.







The kitchen is thoughtfully designed with ample storage, and a central island. Large windows frame the views of the garden and countryside.

Whether you're a seasoned chef or simply enjoy preparing a home-cooked meal, this kitchen offers everything you need in a warm, welcoming environment.



The laundry room is both practical and efficient, offering a dedicated space to take care of everyday chores. With its clean, modern design, it features space for essential appliances including a washing machine and tumble dryer, along with plenty of counter space for sorting and folding laundry.









Each of the bedrooms has been designed to offer comfort and light. The soft, neutral colour palette enhances the natural light that pours in through large windows, making each room feel airy and bright.

The main bedroom is a spacious haven, featuring wide doors that open out onto a private area of the garden, bringing the outdoors in. With ample space for furniture and thoughtful storage, this room offers a great place for rest and relaxation.





The additional bedrooms are equally inviting, each with its own unique character. The room layouts are versatile, perfect for family, guests or doubling up to work from home . There's a perfect balance of practicality, with plenty of natural light and storage to make each space feel like home. Whether you're unwinding after a long day or waking up to a beautiful morning, the bedrooms offer a welcoming space to retreat to.







The bathrooms combine modern design with a serene, spa-like feel. The main bathroom also offers spacious and luxurious space with a contemporary shower and vanity. The bathrooms are thoughtfully designed to offer both comfort and style in a relaxing setting. The en suite bathroom features a freestanding bathtub and walk-in shower, with large windows allowing natural light to flood the space, and is finished in neutral tones and high-quality fittings.







# Outside

The property is approached via a private gravel driveway offering ample parking and turning space. The detached DOUBLE CAR PORT provides covered parking along with workshop space.

The grounds extend to approximately 7.4 acres (2.96 hectares) and include:

- Beautifully landscaped gardens surrounding the property
- Kitchen garden with raised beds
- Paddocks ideal for equestrian use or hobby farming
- Natural pond and native wildflower meadow
- Small orchard with mature fruit trees
- Further land may be available by separate negotiation













*Floorplans*

# Barnston Farm, East Allington, Totnes, TQ9

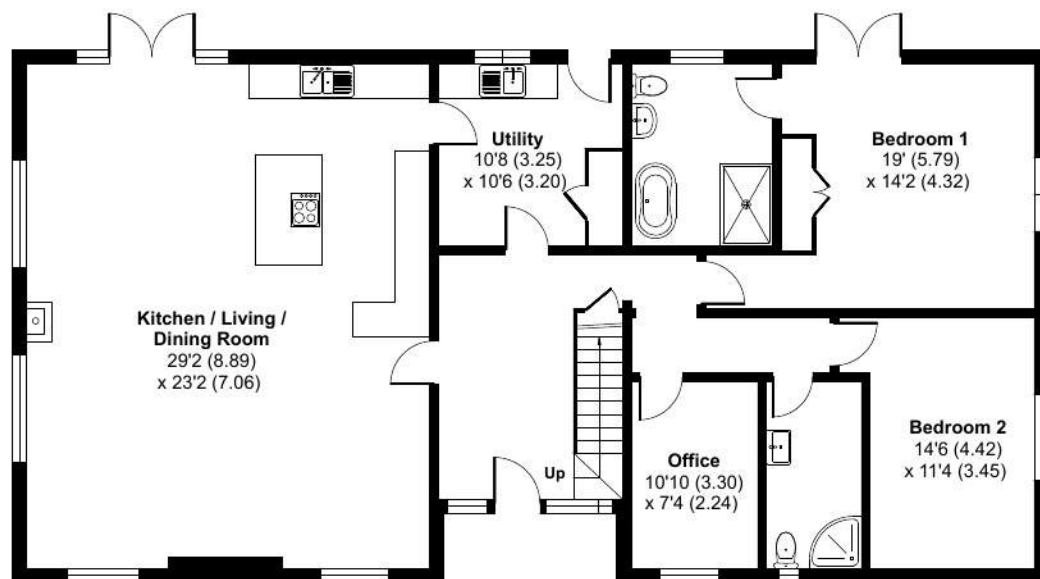
Approximate Area = 2601 sq ft / 241.6 sq m (excludes voids)

Limited Use Area(s) = 252 sq ft / 23.4 sq m

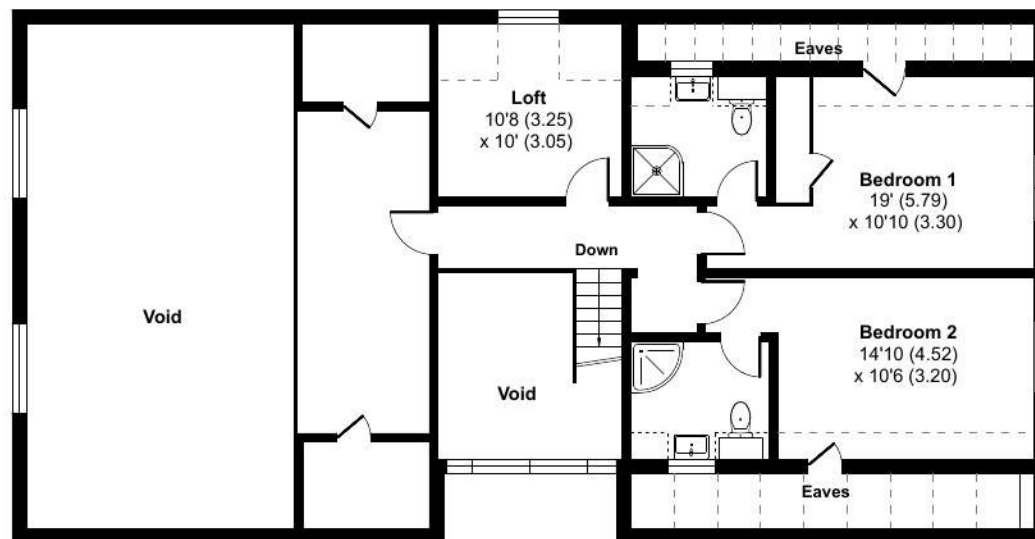
Total = 2853 sq ft / 265 sq m

For identification only - Not to scale

Denotes restricted  
head height



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checon 2024. Produced for Sawdye & Harris (Land and Estate Agents) Limited OTM. REF: 1208071





# Key Facts for Buyers

## TENURE

Freehold. with no onward chain.

There is a 10 year Build Warranty in place, valid from March 2021, Please contact the agents for further details.

## LOCATION

TQ9 7PZ

What3words : betrayed.haunt.excavated:

## COUNCIL TAX - Band F

## EPC - B

## SERVICES

The property has mains water and electric. There is private drainage. and oil 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](mailto: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.

DETAILS PREPARED APRIL 2025





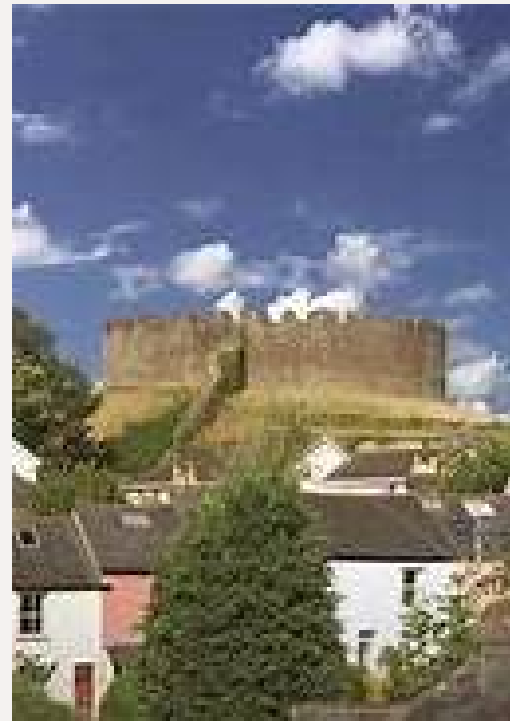
# About The Area

Woodhay occupies an enviable rural position in East Allington, a charming South Devon village nestled in the picturesque South Hams countryside. The village offers a strong community feel with amenities including the popular Fortescue Arms pub, St. Andrew's Church, and a well-regarded primary school.

East Allington is ideally located to enjoy the best of South Devon living, being approximately:

- 4 miles from Kingsbridge, a thriving market town with excellent shopping facilities, supermarkets, health centre, and the well-regarded Kingsbridge Community College
- 8 miles from Totnes, with its eclectic mix of shops, restaurants, and direct rail services to London Paddington (approximately 3 hours)
- 10 miles from Dartmouth, renowned for its picturesque harbour, sailing opportunities, and annual regatta, 12 miles from Salcombe, a popular sailing and holiday destination and 18 miles from the vibrant city of Plymouth

The property also benefits from excellent access to the South Devon coast, with numerous beaches and the South West Coast Path within easy reach. Dartmoor National Park is approximately 12 miles to the north, offering extensive opportunities for outdoor pursuits.











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CELEBRATING 175 YEARS