



Chantry, Wood Barton





# Chantry, Wood Barton

Woodleigh, Kingsbridge, TQ7 4DH

Kingsbridge 5 miles. Totnes Train Station 10 miles. Dartmouth 12 miles.

A stunning three storey property situated within a magnificently converted historic Grade II listed Monastery, on the exclusive private 80 acre Wood Barton Estate complete with many fine facilities and fishing rights.

- Three Storey Property Within A Converted Monastery
- 4 Double Bedrooms (2 with en-suites)
- Beautiful Rural Location
- Access To The River Avon (With Fishing Rights) And Grounds
- Highly Spacious and Beautifully Presented Accommodation
- Grade II Listed With Much Character
- Fabulous Facilities Inc. Indoor Pool, Tennis Courts, Gym
- Garage And Parking

Guide Price £875,000

## SITUATION

Wood Barton is situated on the outskirts of the peaceful rural, countryside village of Woodleigh surrounded by the rolling hills of the South Hams and enjoying a large number of walks straight from the front door including easy access to Century Wood and Watkins Wood (founder of the Woodland Trust) in addition to the beautiful Primrose Way through the Avon Valley Woods.

The Monastery is steeped in history, having been built by Trappist Monks in the early 1900s and transformed into eight exceptional residences each one having been individually designed and finished to an exceptionally high standard. Being located in an Area of Outstanding Natural Beauty the Monastery enjoys a wonderful sense of tranquility. The surrounding private country estate of 80 acres provides a haven for wildlife and benefits from access to the beautiful River Avon. Residents have privileged right to wander freely exploring the woods and meadows, fish on the River and use the tennis court plus the indoor 12 metre swimming pool, sauna, steam room, Jacuzzi, gyms and changing rooms located in the properties former chapel.

The market town of Kingsbridge is some 6 miles to the South and provides an extensive range of shops, services including a leisure centre and library. It is also within the catchment area for the Kingsbridge community college and a bus stops outside the property for picking up of children. The sailing meccas of Salcombe & Dartmouth are within easy reach as are the estuaries and beaches for which the South Hams are famous. Although deep in the heart of the South Hams, communications are good with the A38 dual-carriageway within 8 miles providing fast access to Plymouth and the M5 at Exeter. An inter-city rail service is available from Totnes, some 8 miles away and both Exeter and Plymouth are within easy reach and offer a wider range of leisure, commercial, retail and business opportunities.





## DESCRIPTION

Chantry is a truly magnificent, unique property set within a beautiful historic building with exceptional character and charm. The highly spacious accommodation has been thoughtfully finished, to a high standard throughout and internal viewing is highly recommended to fully appreciate.

## ACCOMMODATION

From the private terrace there is access into the impressive entrance lobby with original brick/stone arch and glazed central doorway into the entrance hall. The considerable entrance hall provides a stunning welcome to the property with exposed brick and stone arches, oak flooring a great space for entertaining/games room. Contemporary pod with cloakroom/WC. Original granite cantilever staircase with iron balustrade and oak hand rail leads up to the first floor, opening to a large landing area, with stairs continuing to the second floor. Inner landing with access to a contemporary pod comprising WC with an adjoining utility room complete with a range of units and space/plumbing for a washing machine/tumble dryer.

The open plan kitchen, dining, living space is remarkable, thoughtfully zoned with stunning high ceilings and large windows beautifully framing the pretty views. The kitchen is fitted with a comprehensive range of wall and base units with granite work surfaces, large island unit with breakfast bar, integrated dishwasher, coffee maker, microwave, compactor, Rangemaster with double electric oven and 6 ring gas hob with extractor over. A few steps up to the dining space and round to the living room that both enjoy garden and rural views from the large picture windows.

On the second floor there is a fabulous master bedroom with built-in wardrobes and an en-suite shower room. There are three further double bedrooms (one with an en-suite shower room) along with a family fully tiled bathroom, complete with wash hand basin, WC and a walk in shower, heated towel rail.

## OUTSIDE

Immediately to the front of the property is a paved, South-facing terrace. In addition the residents have the use of the beautiful, serene private grounds, some 80 acres of meadows and woodland areas which are a real wildlife haven, In addition there is the added benefit of having access to the beautiful River Avon, with fishing rights to fish on the River. The other facilities include use of the tennis court, the indoor 12 metre salt water swimming pool, sauna, steam room, Jacuzzi, gym and changing rooms which are located in the former chapel. The garage is located in a block and has a double timber door, power and light.

## SERVICES

Mains electricity and water. Drainage to private system. LPG under-floor central heating. Standard broadband increasing to Superfast on 26th March 2024 is available/ various mobile networks are available (OfCom). TV aerial and telephone points throughout. Sonos sound system with recessed speakers and control in the major rooms.

## TENURE

Leasehold with 985 years remaining with a share of the Freehold. Ground Rent £100 per annum. Service charge for 2024 is £3500 per quarter to include concierge service, buildings insurance, external maintenance costs, leisure facilities to inc. Indoor swimming pool, tennis court, gym and grounds. This property cannot be holiday let.

## LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE.

## DIRECTIONS

From our Kingsbridge office follow the B3194 towards Loddiswell, on the bend after valley view cafe turn right towards Woodleigh and Preston follow this road through the village and shortly after turn left down the driveway for Wood Barton.

## VIEWING ARRANGEMENTS

Strictly by appointment please through our Kingsbridge branch.





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.



**Ground Floor**  
Approx. 60.5 sq. metres (657.7 sq. feet)

**First Floor**  
Approx. 159.9 sq. metres (1688.5 sq. feet)

**Second Floor**  
Approx. 152.7 sq. metres (1673.7 sq. feet)

Total area: approx. 373.0 sq. metres (4014.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		56	56
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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