

An aerial photograph of a large, multi-story stone barn with a grey slate roof. The barn is surrounded by lush green fields, trees, and a stone wall. A dirt path leads from the barn towards the right. The sky is blue with scattered white clouds. In the bottom left corner, there is a dark grey roof of another building.

D. R. Kivell
COUNTRY PROPERTY

Ash Tree Barn
Tavistock, Devon



Ash Tree Barn

Gulworthy, Tavistock, Devon, PL19 8NU

Tavistock 3 miles · Plymouth 17 miles · Exeter 43 miles

 5 Bedrooms  3 Reception Rooms  EPC D53

Outstanding 5 bedroom character barn conversion, immaculately presented to high standard providing spacious and flexible family living. Terraced lawned and landscaped gardens. Easily accessible location. Countryside views. No Onward chain.

Ash Tree Barn is situated in the rural parish of Gulworthy which has a primary school, playgroup, parish hall, public house, restaurants and the historic port at Morwellham. Chipshop half a mile to the northwest offers a public house and farm shop. Tavistock is 3 miles to the east, situated on the western edge of the Dartmoor National Park, offers individual shops, supermarkets, restaurants, public houses and other local amenities as well as both state and private education, including Mount Kelly. Dartmoor National Park, renowned for its spectacular scenery, provides many opportunities for golf, walking, riding and fishing. Launceston is 12 miles to the northwest, Plymouth is 17 miles to the south and Exeter is 43 miles to the Northeast.

Ash Tree Barn is a very well presented, 5 bedroom barn conversion presented to a high standard and retains much of its original charm and character. The barn offers spacious and flexible family living, including a 50' kitchen, dining, sitting room, a luxurious master bedroom suite and 4 further double bedrooms. The outstanding accommodation benefits from timber framed double glazed windows and doors, oil fired central heating, and briefly comprises: French Doors opening to; Sitting / Dining Room; a dual aspect room, windows to the front and rear, French doors and a Juliette balcony at the rear, stone and granite open fireplace surround, granite hearth, wood burning stove, vaulted ceiling and exposed 'A' frame beams. Kitchen; Spiral staircase descends to the lower ground floor to the second floor galleried games / sitting room. Fitted wall and base units under black granite worksurfaces, Favel gas range cooker, stainless steel sink with food waste disposal unit, built in dishwasher and Samsung American fridge / freezer. Landing; staircase descending to the lower ground floor. Master Suite; a dual aspect room, windows to the front and rear; Vaulted ceiling with 'A' frame beams, glass doors open to the En suite; a dual aspect with windows to front and rear, tiled floor, double ended bath, corner shower, twin wash hand basins, w/c, exposed beams. On the second floor; Galleried Games / Sitting Room; Exposed 'A' frame beams, Velux window to the rear. On the Lower Ground Floor; Rear Entrance / Boot Room Utility; Slate tiled floor, fitted wall and base units under black leathered slate worktop, Butler's sink, exposed timbers, fitted airing cupboard and storage. Cloakroom; Slate tiled floor and w/c. Inner Hall; Slate tiled floor, window to the rear, spiral staircase to the upper ground floor, built in cupboard, Hallway; Slate tiled floor, 4 fitted storage and wardrobe cupboards, Bedroom 4; Exposed ceiling beams and lintels, windows and French Door to the rear, wood laminate flooring. Bedroom 5; Window and French Doors to the rear, wood laminate flooring.

Family Bathroom; Slate tiled floor, French doors to the rear, freestanding double ended bath, corner shower, wash hand basin, w/c, heated towel rail. In the hallway. Bedroom 3; Slate tiled floor, window and French Doors to the rear. Bedroom 2; Slate tiled floor and window the rear.

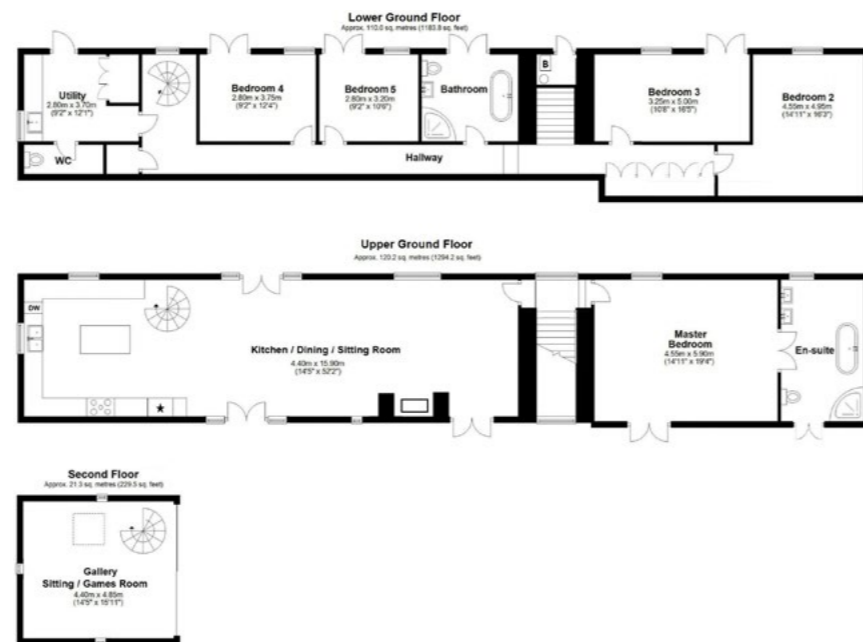
Outside

From the quiet parish road, a gated entrance opens onto a shared gravel drive which leads to parking at the front and rear of the barn. At the front of the barn is a terrace for the full length of the barn, providing a gravelled parking area and a lawned seating area ideal for alfresco dining and entertaining. Steps lead up to the lawned terraces where the views over the valley can be enjoyed. The terraces are interspersed with a variety of specimen flowering shrubs and trees.

Static Caravan

Available by separate negotiation is a static caravan, located on the southern boundary and has been used as annexe accommodation.





Services

Water

Shared Mains

Drainage

Shared Septic tank

Electricity

Mains

Heating

Oil Fired Central Heating

Telephone

Open Reach Connection

Broadband

www.checker.ofcom.org.uk

Mobile Signal

Open Reach Connection

Council Tax Band

F

EPC

E53

Local Authority

West Devon Borough Council, Kilworthy Park, Tavistock, Devon, PL19 0BZ. 01822 813600

Tenure

The property is offered for sale freehold with vacant possession on completion.

Viewing Arrangements

Accompanied viewings are strictly by appointment with D. R. Kivell Country Property 01822 810810.

What3words Location Finder

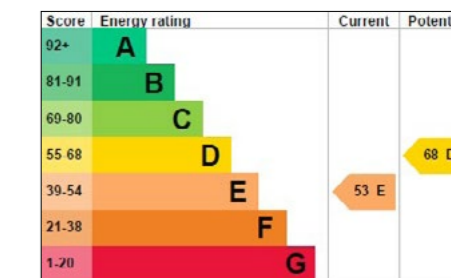
rankings.email.chosen

Directions

From Tavistock take the A390 towards Callington for approximately 2.5 miles, at Gulworthy Cross roundabout, take the third exit onto the B3362. Proceed for 1.4 miles then turn right, continue for approximately 0.4 miles then the entrance to Ash Tree Barn is on the left.

Agent's Notes

None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent. Any maps used on the details are to assist identification of the property only and are not an indication of the actual surroundings, which may have changed since the map was printed. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. There are numerous power points throughout the property although not individually listed. All figures, measurements, floor plans and maps are for guidance purposes only. They are prepared and issued in good faith and are intended to give a fair description of the property but do not constitute any part of any offer or contract. The property is sold subject to and with the benefit of all outgoing, rights of way, easements and wayleaves there may be, whether mentioned in these general remarks and stipulations or particulars of sale or not.



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