



D. R. Kivell
COUNTRY PROPERTY

Ash Tree Barns
Tavistock, Devon



Ash Tree Barns

Gulworthy, Tavistock, Devon, PL19 8NU

Tavistock 3 miles · Plymouth 17 miles · Exeter 43 miles

 5 Bedrooms  2 Reception Rooms  EPC D53

Outstanding 5 bedroom character barn conversion and a 1 bedroom annexe in 5 acres. Presented to high standard providing spacious and flexible family living. Lawned, landscaped gardens and paddock. Easily accessible location. Countryside views.

Ash Tree Barns are situated in the rural parish of Gulworthy which has a primary school, playgroup, parish hall, public houses, 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 area; 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.

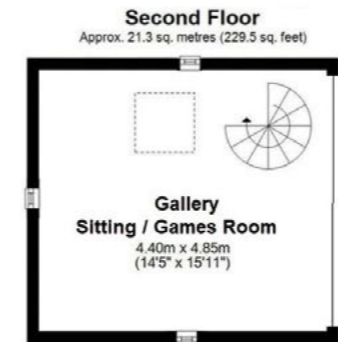
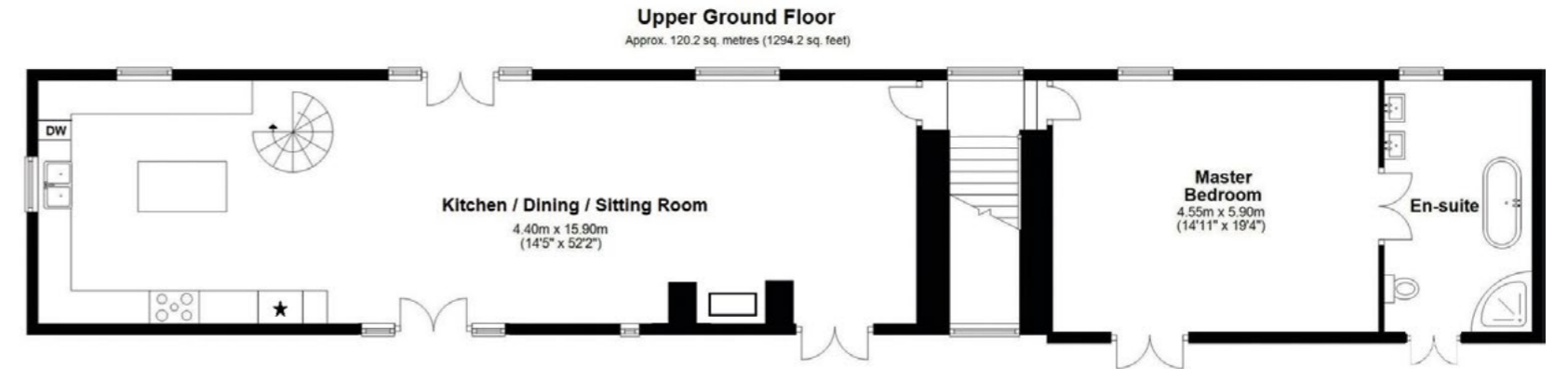
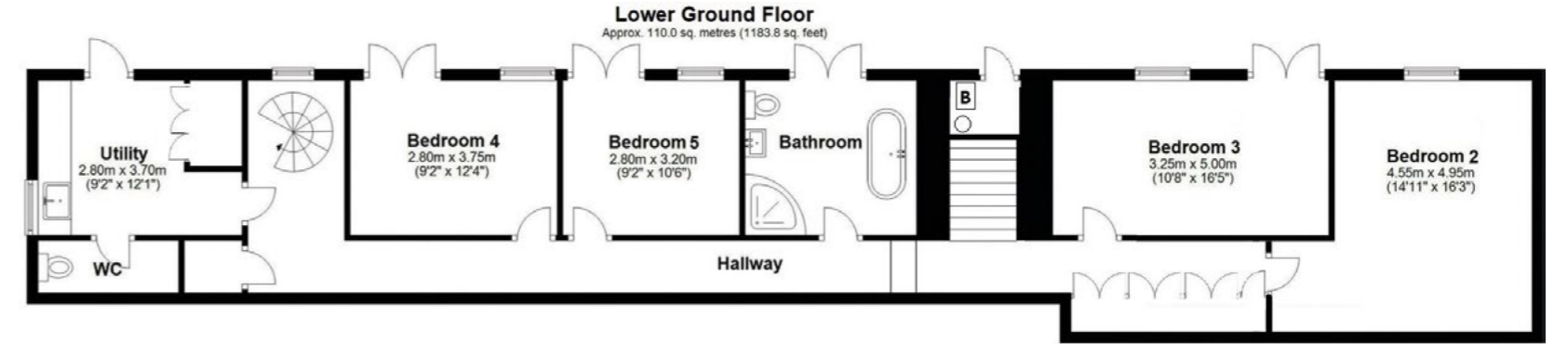
Little Ash Tree Barn

Little Ash Tree barn is a characterful 1 bedroom, detached barn conversion benefiting from oil fired underfloor central heating, hardwood double glazed windows and doors. The accommodation brief comprises; open plan Living / Kitchen; vaulted ceiling with exposed beams, fitted kitchen with base units under black granite worksurfaces, built in hob with extractor above, built in electric oven and microwave. Double bedroom; vaulted ceiling with exposed beams, window to the front overlooking the garden and land. En suite; A Large shower, vanity unit with wash hand basin, w/c, heated towel rail, and French Doors opening onto the rear courtyard. Accessed from outside and attached to the barn: Utility / Storeroom; Oil fired boiler, space and plumbing for washing machine and tumble dryer.





**Big Ash Tree Barn
Floorplan**



Total area: approx. 251.5 sq. metres (2707.6 sq. feet)

Produced by Energy Performance Services for identification purposes only.
Plan produced using PlanUp.

Outside

From the quiet parish road, a gated entrance opens onto a gravel drive which leads to parking at the front and rear of the barns. At the front of Ash Tree 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. At the front of Little Ash Barn is an enclosed level lawned garden across the front of the barn is a large slate flagstone patio ideal for alfresco dining and entertaining whilst enjoying the views across the land and farm land beyond.



Small Ash Tree Barn Floorplan



Produced by Energy Performance Services for identification purposes only.
Plan produced using PlanUp.

Little Ashtree Barn



The Land

The land extends to approximately 5 acres enclosed within traditional bank hedging, interspersed with a variety of flowering shrubs, trees and apple trees with a mini Stonehenge granite circle feature. The land has the potential to create further garden areas and paddocks for horses and livestock.

Buildings

Linhay Store / Carport: 7.38m x 4.68m (24'2" x 15'4")

Adjoining Workshop Store: 7.15m x 4.20m (23'5" x 13'9")

Site of old barn: 17m x 6.75m (55'9" x 22'1")

With planning consent

Polytunnel: 9.00m x 3.60m (29'6" x 11'9")

Static Caravan

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



Services

Water Mains
Drainage Septic tank
Electricity Mains
Heating Oil Fired Central Heating
Telephone Open Reach Connection
www.checker.ofcom.org.uk
Broadband Airband Connection
www.checker.ofcom.org.uk
Mobile Signal checker.ofcom.org.uk
Council Tax Band F
EPC E53 / C71

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

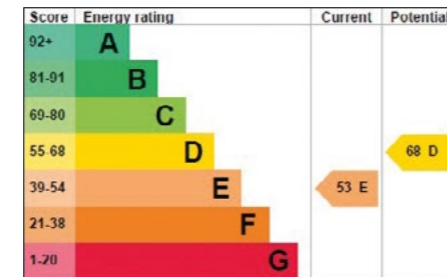
Directions

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.

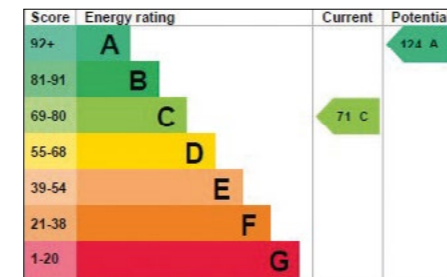
Agent's Notes

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.

Large Ash Tree Barn



Small Ash Tree Barn



DRK



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