





Vespers

Wood Barton, Woodleigh TQ7 4DH

- Former Trappist Monastery
- 80 Acres & Fishing Rights On River Avon
- Prestigious Development
- Extremely Well Equipped Kitchen
- Large Open Plan Sitting/Dining Room
- Four Spacious Bedrooms & Bathrooms
- Private South West Facing Garden
- Pool, Jacuzzi, Sauna, Gym, Weights Room & Tennis Courts
- Garage With Mezzanine & Further Parking



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Upon entering, you are immediately welcomed by an expansive and elegant entrance hall, quickly establishing the magnificent living spaces that follow. This grand space on the main floor seamlessly leads you into the state-of-the-art kitchen and dining area. This space enjoys extensive top of the line Miele appliances, including two ovens, a five-ring gas hob, two ring induction hob, steam oven, warming drawer, microwave and dishwasher, together with Amana refrigeration and wine storage. An arched window with double doors opens onto a south-west facing balcony from the dining area, providing uninterrupted views of the meticulously landscaped grounds. A beautifully proportioned reception room takes full advantage of the surrounding panorama. A centrepiece of this room is the wood burning stove, set within an exquisite Portland Stone mantel, carved with intricate details, creating a focal point that adds warmth and charm. The generous ceiling height on this floor enhances the sense of space and openness, making this entire space feel airy. Completing this floor is a cloakroom with shower and coat cupboard.

A magnificent granite staircase, which is a grade II listed feature of the property, guides you to the upper level. On this level, you will find a striking dual level study/bedroom 4. The Mezzanine offers versatility, currently serving as a superb home office. The staircase leads down to the lower ground floor, where you are greeted by an exceptional master bedroom suite. This room features French doors leading directly onto the private patio. The master bedroom also includes an expansive dressing room and luxurious en-suite bathroom, designed to the highest standards of comfort. The second en-suite bedroom is equally well appointed and proportioned. Additionally, a third spacious double bedroom is found on this floor, perfect for guests, along with a beautifully finished, separate family shower room. All bedrooms boast direct access to the outdoors, ensuring all rooms enjoy the beauty and serenity of the surrounding garden, offering views and natural light. The ground floor also includes a highly practical utility room, fully equipped with Miele appliances.

The property benefits from allocated parking spaces and semi-detached garage, which also includes a useful mezzanine storage area. Outside, you will find a communal tennis court. The Chapels leisure facilities include a large pool, sauna, jacuzzi and gym.





Originally built by Trappist Monks in the early 1900's, the Monastery's architecture reflects the love and devotion of its original inhabitants. The Monks lived and worshipped here until the early 1920's, when their chapter of occupancy came to an end, shortly after the first world war. In recent years, the Monastery has undergone an exquisite redevelopment, carefully preserving its historical essence whilst seamlessly integrating contemporary pleasures. A highlight is the transformation of the Monastery's original chapel. Once a place of sacred reflection, it has been carefully reimagined as a private leisure and relaxation space. Located in a coveted Area of Outstanding Natural Beauty, this 80-acre private estate is enveloped by meadows, woodlands, and the River Avon, residents can enjoy exclusive trout and salmon fishing

SERVICES: Mains electricity and water. Drainage to private system. Gas (LPG) heating underfloor heating.

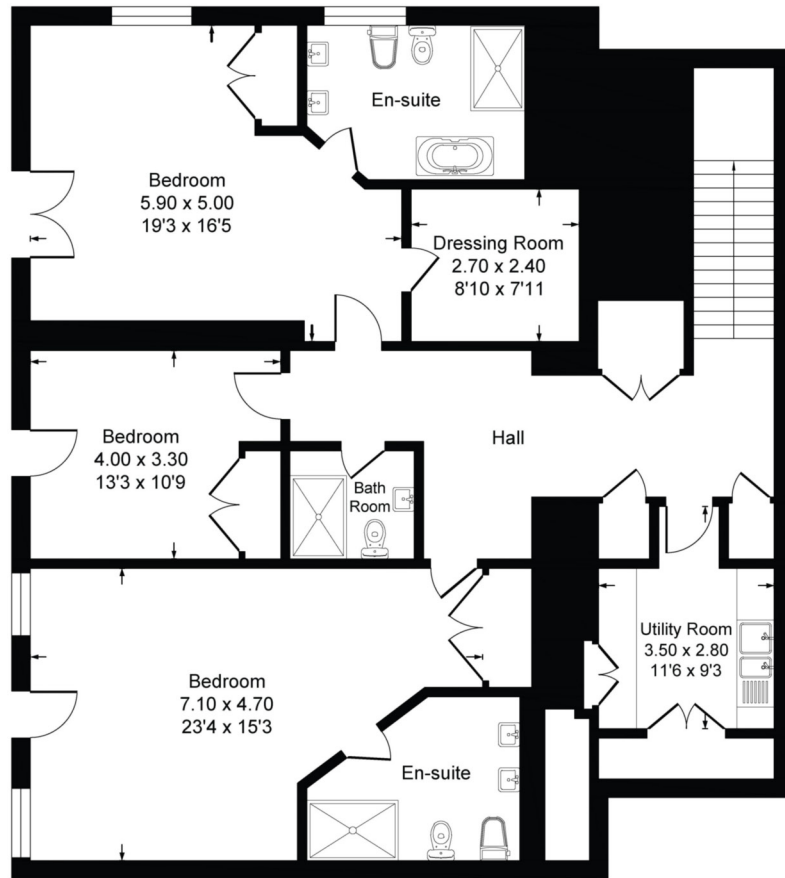
TENURE: Leasehold. Share Of Freehold. Lease Length, 999 years from 2008.

LOCAL AUTHORITY AND COUNCIL TAX: South Hams District Council Follaton House Plymouth Road Totnes Devon TQ9 5NE Tel: 01803 861234. Council Tax Band H

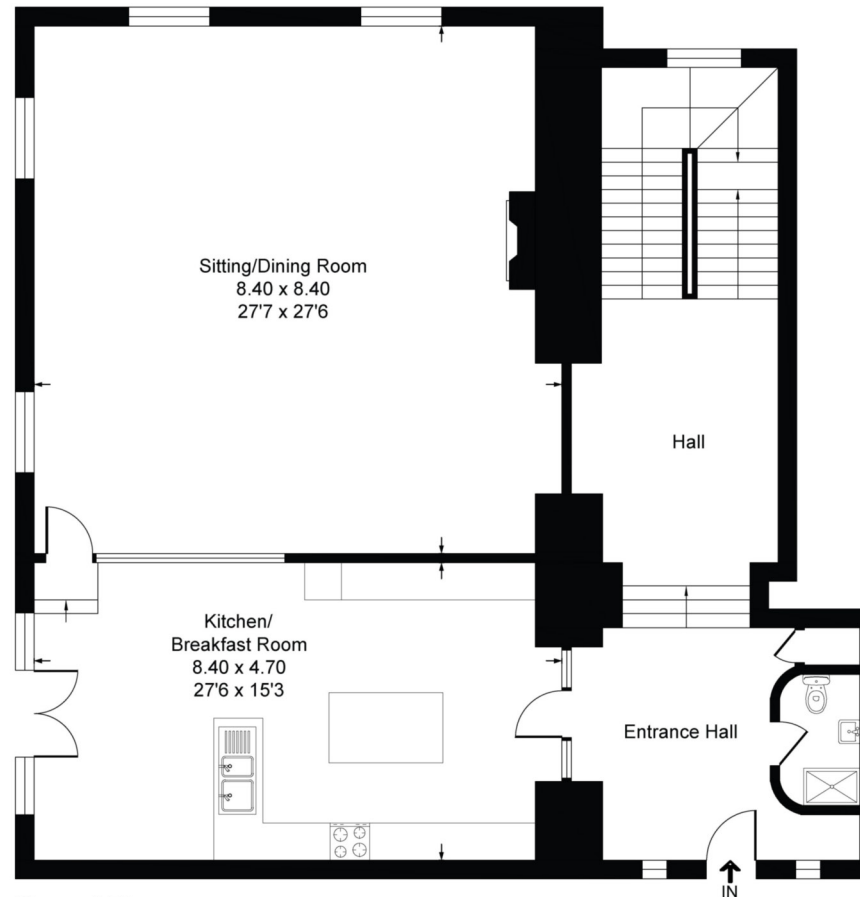


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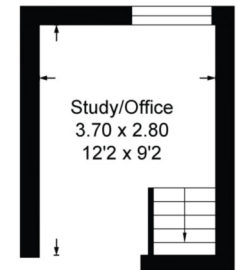
Approximate Gross Internal Floor Area = 310.8 sq m / 3345 sq ft



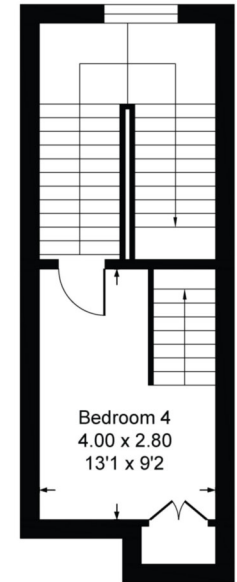
Lower Ground Floor



Ground Floor



Second Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

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