



Luscombe Maye  
Since 1873



Dartington, Totnes TQ9 6AD

Guide Price £925,000

5 2 2





**DESCRIPTION** Luscombe Maye is delighted to bring to market this Oak Tree Barn, a beautiful, charming and versatile reverse level barn conversion situated in a semi-rural position on the outskirts of Dartington, close to the Steiner School and well connected to mainline railways. Steps lead up to a castle style front door that opens into a large entrance hall in the home. Ascending the stairs the superb kitchen, dining and living area enjoys breath-taking views over the rear garden and towards nearby countryside. There is plenty of room here for a family dining table and sofa and chairs to sit around the focal steal oven-top wood burner. The kitchen comprises floor and wall units with space for fridge/freezer and Rangemaster with a large breakfast bar counter top. Separate to the kitchen is a conservatory that leads to the garden and studios. The other side of the home is a versatile reception room with 4 paneled window overlooking the countryside beyond and central woodburner, perfect for those winter evenings. There is also a double bedroom currently used as a home study and a family bathroom fitted with shower, WC and stone basin. On the ground floor, the spacious entrance way provides access to four bedrooms. The master bedroom is particularly impressive with decorative window feature, generous in size and benefiting from a tasteful ensuite bathroom fitted with WC, hand basin and standalone bath with Velux window above, flooding the room with natural light. From the ensuite bathroom, there is a large utility room with space for washing machine and dryer with access to the water tank. There is a single room fitted with bespoke timber shelving currently used as another home study. The second bedroom benefits from fitted wardrobes and bespoke local timber shelves and desk. The third bedroom can also be found on the ground floor and has recently been renovated. There is also a downstairs WC and drying room that completes the downstairs accommodation. Oak Tree Barn lends its self as a very versatile home with the addition of the yoga studio and craft shed. The yoga studio approximately 9m by 5m is a fantastic creative space with triple aspect windows, insulated flooring and wood burner, the space can be access from the top driveway or main home via the garden. The craft shed approximately 4.5m by 3.5m is another adaptable space with south west facing positioning and doors onto the garden. Outside, the circa 1 acre garden is considered tranquil and multifaceted



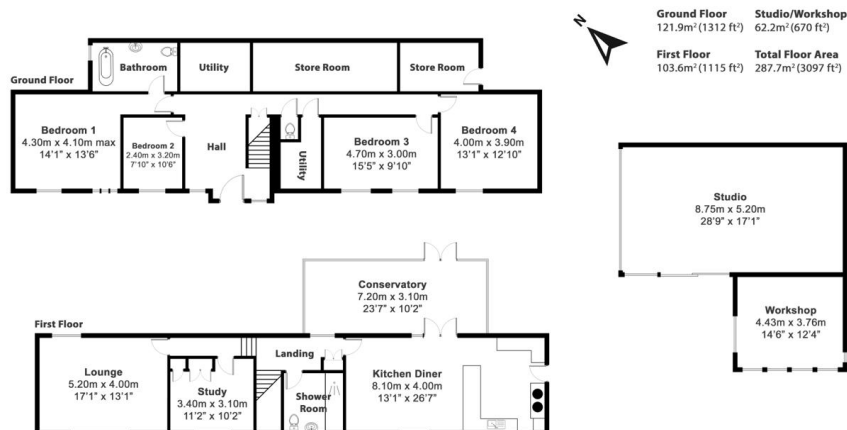
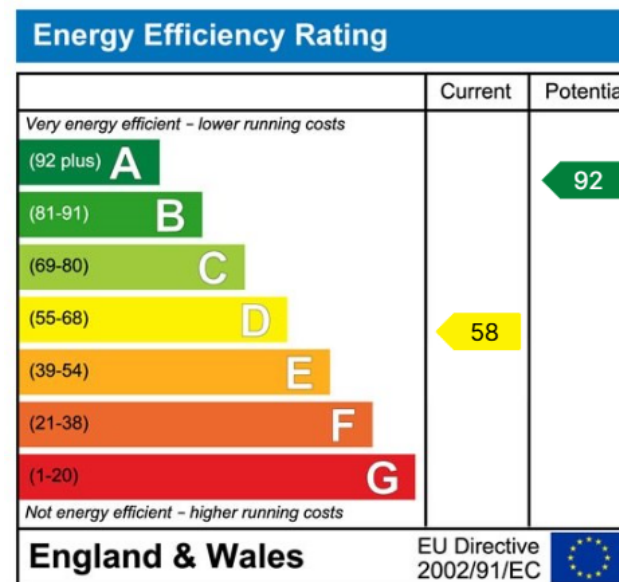


Illustration for identification purposes only, measurements are approximate, not to scale.

- Five Bedroom Detached Home
- South Facing Wildlife Garden
- Semi-Rural Position
- Opportunity to Enhance
- Master Bedroom Ensuite
- Yoga Studio & Craft Shed
- Ample Parking
- Recently Renovated
- Two Reception Rooms



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