



Luscombe Maye
Since 1873

Dartington, Totnes TQ9 6AD

Guide Price £850,000

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Oak Tree Barn is a striking reverse-level barn conversion on the outskirts of Dartington, blending rural tranquillity with modern convenience. Just minutes from the renowned Steiner School and mainline rail links, it's the perfect balance of countryside calm and connectivity. Step through the castle-style door into a welcoming entrance hall, leading upstairs to the barn's heart – a light-filled open-plan kitchen, dining, and living space. With a Rangemaster cooker, breakfast bar, wood-burning stove, and a conservatory opening onto the private garden and detached studio, it's all designed with entertaining and family living in mind. A second reception with wood burner, a double bedroom/home office, and a stylish family bathroom complete this level. Downstairs features four bedrooms, including a serene primary suite with ensuite and standalone bath beneath a Velux window – perfect for stargazing soaks. A utility room, WC, and drying room add practicality. The detached 9m x 5m yoga studio, craft shed, and approximately 1 acre of private gardens – with nature pond, wild areas, and lawns for alfresco dining or yoga – make this home a creative haven. With parking for five vehicles, Oak Tree Barn is more than a home – it's a place to live, create, and thrive.

SERVICES Oil fired central heating. Private water, private drainage and mains electric with bottled gas for the hob. There are also solar panels that contribute to the efficiency and low electric costs of Oak Tree Barn. The property has fast fibre to the property providing exceptional connection options.

PARKING Driveway parking for three vehicles with two allocated spaces at front, and one shared space for visitors at front. No restrictions on parking on the road, where space permits.

LOCAL AUTHORITY South Hams District Council. Follaton House, Plymouth Road, Totnes TQ9 5NE Council Tax Band F

TENURE Freehold

DIRECTIONS What3Words - eased.spurtd.silent





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



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- No Forward Chain
- Detached Studio & Craft building
- Master Bedroom Ensuite
- Semi-Rural Position
- Not Isolated
- Beautiful South Facing Wildlife Garden
- Edge Of Village & Near Totnes
- Ample Parking
- Recently Renovated
- A Real Lifestyle Property

