



The Byre

RENDELLS

The Byre

Dainton, Newton Abbot TQ12 5TZ

Guide Price £575,000

A perfect three bedroom semi detached stone barn conversion, with a large private lawned garden, gravelled front driveway, parking for two cars and located within a very quite and desirable village of Dainton. Recently modernised and extended with a new kitchen and utility room with a large rear porch with characterful features throughout.

Situation:

Located within the village of Dainton, situated approximately halfway between the medieval town of Totnes and the lively, bustling market town of Newton Abbot is the popular village of Ipplepen and the small rural hamlet of Dainton is located approximately one mile to the east. Ipplepen has an extensive range of amenities including; a small supermarket, primary school, two churches, public house, medical centre, sports field/ play park and village hall. Petrol Station located at the top of the road to Dainton offering a Spar Shop and Royal Mail post office services. Newton Abbot and Totnes both offer a wider range of amenities and main line railway stations linking to London Paddington. The A38 Devon Expressway is also within easy reach which allows commuting to Plymouth, Exeter and beyond via the M5 Motorway.

Description

The Byre is part of a complex of traditional stone barn conversions. Upgraded, modernised and extended to create a perfect, well appointed three bedroom property. With good access, private parking and a large enclosed and well fenced garden in a private position.

Accommodation:

From the gravelled parking area to the front, the front door opens into an **entrance hall** with a downstairs **WC**. The staircase leads up to the first floor. The large open **living room** with solid wood flooring and characterful feature woodburner and exposed beams, with a separate carpeted **dining area**. Through into the **kitchen** with feature Rayburn and solid wooden kitchen and breakfast bar with feature black worktops and slate stone flooring, the modern kitchen allows for a further **seating/snug area**. Off the kitchen is a separate **utility room** with built in cabinets, worktop, sink and plumbing for a washing machine. The large rear **garden porch** is great for either an office or just welly boots. Leading out to the large well fenced and secure **garden** with gravelled paths and **private seating area**.

Upstairs there is a main landing where all **three bedrooms** and the **bathroom** lead off. Each room benefit from a large Velux window giving natural light. With the **master bedroom** having fitted wardrobes and a fully tiled **shower room** and exposed beams. The separate **bathroom** has a full sized jacuzzi bath with shower, fully tiled and is well finished.

Outside:

The property is approached via a shared **driveway** off the public highway. That leads into the gravelled parking area to the front. To the rear the large level lawned garden with gravel paths and private seating area, mature trees and shrubs.





Services:

The property is supplied by mains electricity, mains water, private foul and a private oil tank. The property benefits from and oil fired Rayburn central heating with radiators throughout.

Local and Planning Authority:

Teignbridge District Council, Forde House, Brunel Rd, Newton Abbot TQ12 4XX

Council Tax:

Council tax band E rate 2022/2023 £2,609.23 per annum.

Energy Performance Certificate

Energy performance rating D (55)

Tenure:

The property is freehold with vacant possession and NO CHAIN.

Wayleaves, Rights & Easements:

The property is sold subject to any wayleaves, public or private rights of ways, easements and covenants and all outgoings, whether mentioned in the sales particulars or not.

Boundaries, Roads & Fencing:

The Purchaser shall be deemed to have full knowledge of the boundaries, and neither the Vendor, nor their Agent will be responsible for defining the ownership of the boundary fencing and hedges.

Plan:

The sales plan identifies the full extent of the property outlined in red.

Viewings

Strictly by appointment only through Rendells Estate Agents, Tel: 01626 353881

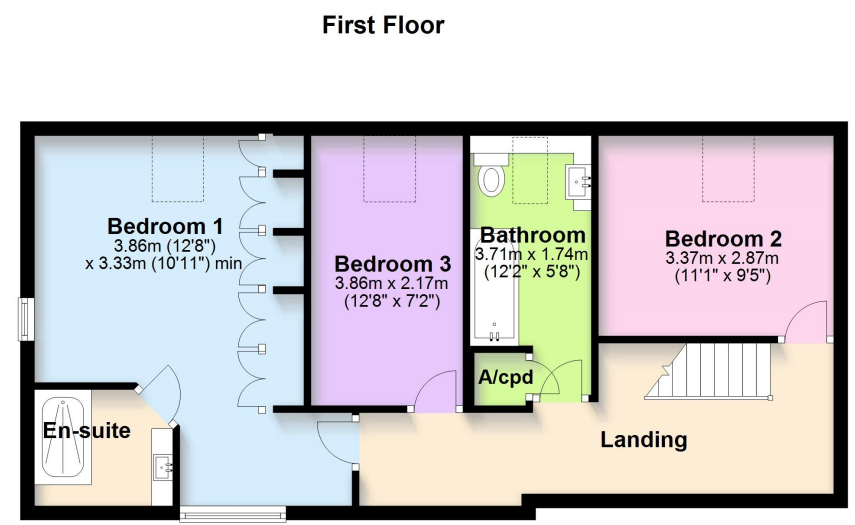
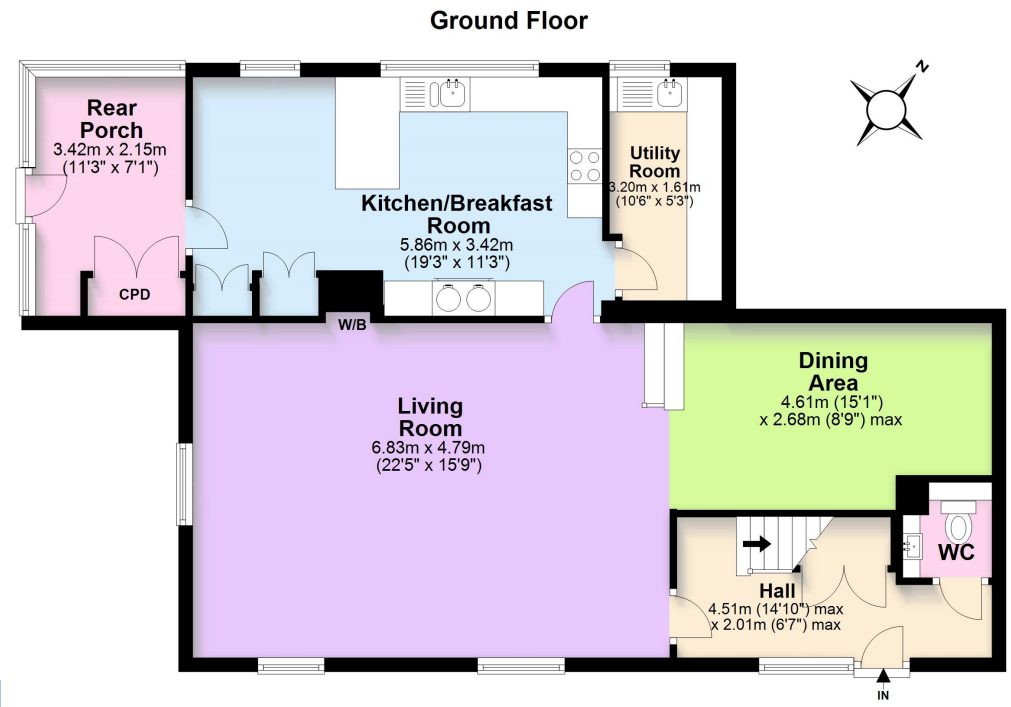
What3Words: ///fixtures.craziest.marketing

Directions:

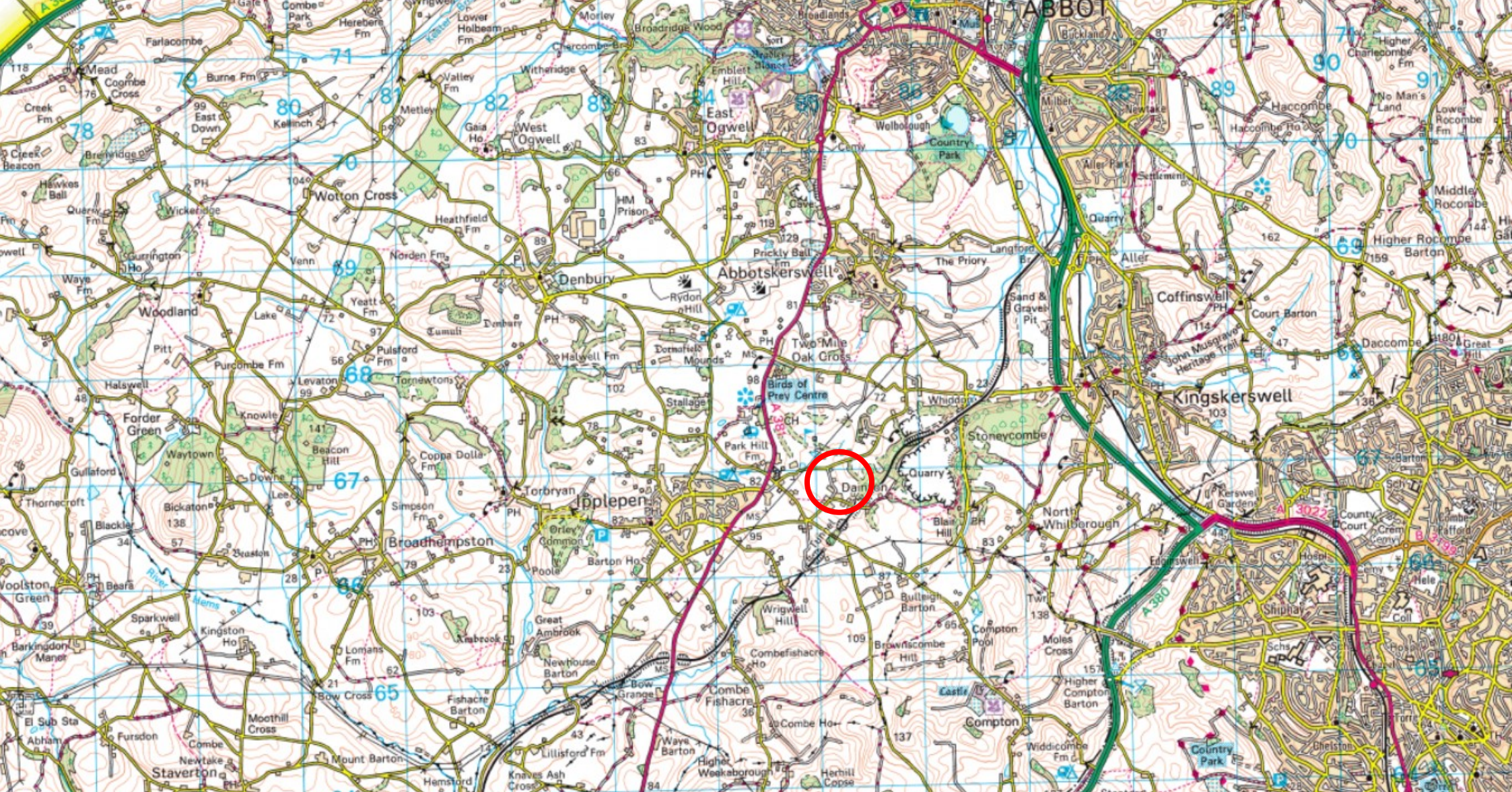
From Newton Abbot continue along the A381 towards Totnes passing Dainton Golf Club until you reach the Texaco & Spar/Post Office. Turn left onto Marlton Road signposted Marlton & Compton. Proceed along 800 yards and take the next left into Dainton and the property shall be on your right hand side set back up the private driveway.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 76 C |
| 55-68 | D | 55 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



All measurements are approximate
Plan produced using PlanUp.
Byre, Dainton, Newton Abbot



Consumer Protection from Unfair Trading Regulations 2008

- 1) These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute an offer or contract.
- 2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.
- 3) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services are in good working order. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. Interested applicants are advised to make their own enquiries and investigations before finalizing their offer to purchase.
- 4) The photographs appearing in these sales brochures show only certain parts and aspects of the property at the time the photographs were taken. Aspects may have been changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.
- 5) Any area measurements or distances referred to herein are approximate only.
- 6) Where there is reference in these particulars to the fact that alterations have been carried out, or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.
- 7) Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If there are any points of particular importance that need clarifying before viewing please do not hesitate to contact this office.
- 8) References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from a solicitor and before finalizing their offer should make their own enquiries and investigations. Buyers should check the availability of any property and make an appointment to view before embarking on any journey.