



Kai Iwi, Blackler Barton,
Landscope, Devon, TQ13 7LZ



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Price Guide **£875,000**

Kai Iwi is a barn conversion, beautifully converted by the current owners and has benefited from the love and attention to detail, creating a lovely family home. The barn dates back to circa 1846, and retains many of the original features including original internal timbers that are visible throughout.

Converted around 2020, the property now includes many modern materials & techniques that ensure a well-insulated family home. There is an air source heat pump (which provides both hot water and underfloor heating), a whole house ventilation system, and an extensive ground water drainage system. To fully appreciate the effort that has gone into creating this lovely home, a viewing is highly recommended.

Ground Floor

The large glazed front door opens into a spacious hallway with a galleried ceiling, exposed timbers, original stonework, and a feature glass-topped well. Doors lead through to two bedrooms, a shower room, a study, a laundry, and a plant room housing the heating and ventilation systems. There are several useful storage cupboards, plus another door leading through to a one-bedroom annex.

Annex

This can be accessed both from the main house and from two private doors from the lane. The annex offers an open-plan living room/kitchen, one bedroom, and a modern shower room. There is the potential to knock through to an adjoining outbuilding to create further living space.

First Floor

Stairs rise from the rear of the entrance hall to a wonderfully expansive open-plan living space with a wealth of exposed beams and timbers. The room has been designed to show the history and integrity of the original barn whilst providing an extremely comfortable living/dining area. The open-plan bespoke kitchen offers a comprehensive range of fitted units along with double sinks and a range oven. Leading from the living area is a large double bedroom with a walk-in wardrobe, and a spacious en-suite bathroom. Also leading off the living room is a large Solarium with sliding doors and a Juliet balcony to enjoy the views over the garden to the rear.





Gardens and Outside

The property, which has private parking for 3/4 vehicles, is accessed via a shared driveway. A gated entrance at the front of the property leads through to an enclosed courtyard, a storeroom, a well, and the front door of the house. Leading around to the rear of the house is a second useful external storeroom, and an attractive area offering an ideal spot for alfresco dining. Beyond is the main area of garden with a large lawn along with a variety mature trees and shrubs. There is also a netted growing area and the air source heat pump for the central heating.

Situation:

Landscape is a delightful small, active and friendly village situated between the neighbouring towns of Totnes, Buckfastleigh and Ashburton. Landscape has a number of facilities including the popular and outstanding primary school, country pub, garden plant nursery, lovely B&B's, church and village hall, which is used for a variety of organisations and groups. The towns of Totnes, Ashburton and Buckfastleigh are all within easy reach and provide a further range of amenities and facilities including a secondary school, supermarkets and rail station at Totnes on the London (Paddington) - Plymouth main line. The A38 is close at hand providing dual carriageway access to the cities of Plymouth and Exeter. The open spaces of Dartmoor National Park are just beyond the A38 providing opportunities for walking, riding and fishing.

Services:

Mains electricity, a private water supply, and a private sewage system. The air source heat pump which provides hot water to the bathrooms and kitchens, and to the underfloor heating system is on the renewable heat incentive scheme. The whole house ventilation system services the entire property.

Local and Planning Authority:

South Hams District Council, Development Management, Follaton House, Plymouth Road, Totnes, TQ9 5NE

Viewings

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

Tenure: Freehold

Energy Performance Certificate : C

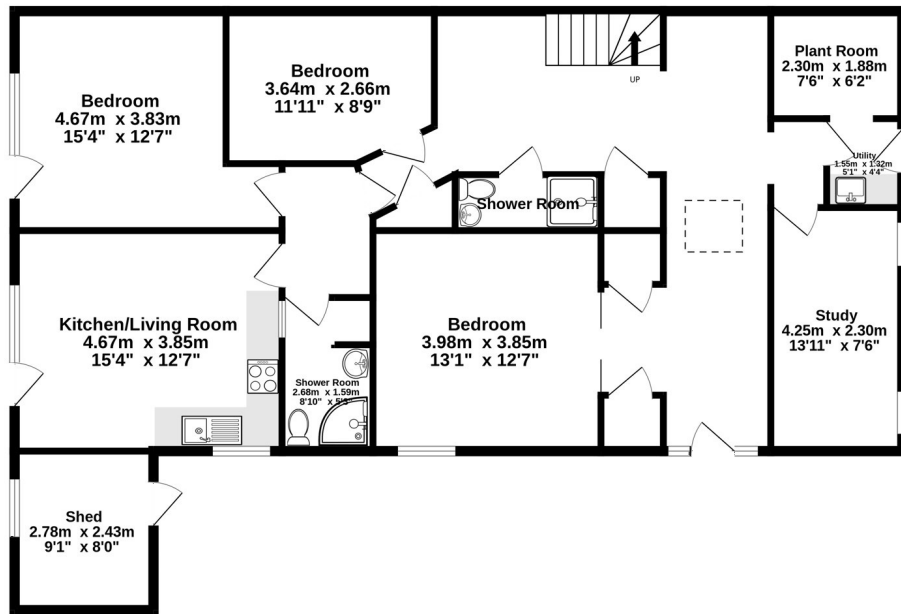
Council Tax: F

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

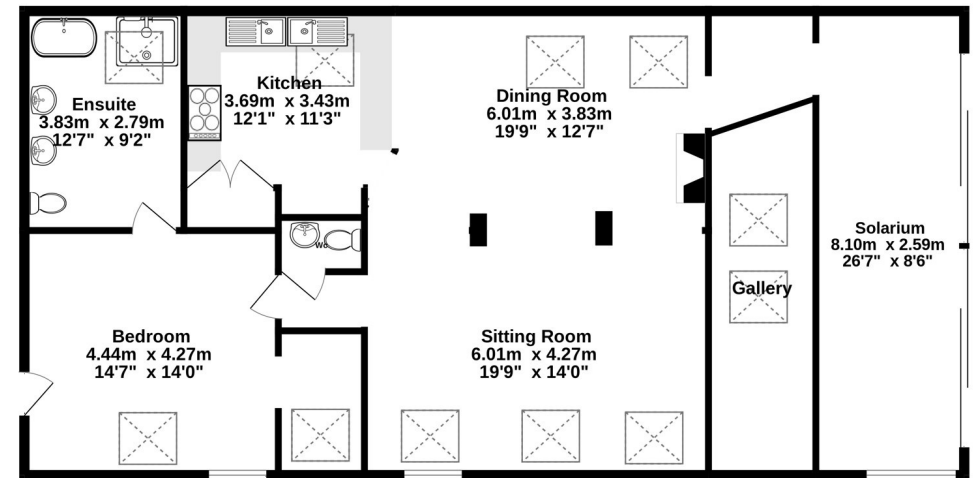




Ground Floor
125.8 sq.m. (1354 sq.ft.) approx.



1st Floor
132.0 sq.m. (1421 sq.ft.) approx.



TOTAL FLOOR AREA : 257.8 sq.m. (2775 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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