

Foxglove Barn, Nr Dartmouth



MILLARD
COOK

Foxglove Barn is an delightful four-bedroom attached barn conversion set within a rural setting on the edge of the historic riverside town of Dartmouth and close to the Dartmouth Golf and Country Club.

Combining the charm and character of a traditional Devon barn with thoughtfully designed contemporary living, the property enjoys views across the rolling South Hams countryside while remaining conveniently close to the town's renowned shops, restaurants and waterfront.

Approached via wooden gates, the property opens to a private gravel driveway providing extensive parking and access to a detached timber garage. Mature gardens with lawned areas, established shrubs, and natural hedged and tree-lined boundaries that create both privacy and a picturesque setting.



The entrance to the property is through a delightful glazed sunroom which links the barn buildings together, creating a wonderful light-filled space overlooking the gardens and providing an impressive introduction to the home.

At the heart of the property lies a stunning open-plan kitchen and dining room, a superb entertaining space featuring vaulted ceilings and French doors opening onto the garden and decking area. The bespoke kitchen is beautifully appointed with granite work surfaces, a Belfast-style sink and an extensive range of cupboards and drawers. Integrated appliances include a dishwasher, two fridges, a freezer and a seven-ring gas hob with double oven beneath, offering both style and practicality.

Above this impressive space is a useful mezzanine area together with a fourth bedroom within the loft, ideal as guest accommodation, a study or creative space. Adjoining the kitchen is a well-equipped utility room with WC, housing the gas boiler and providing plumbing for a washing machine.

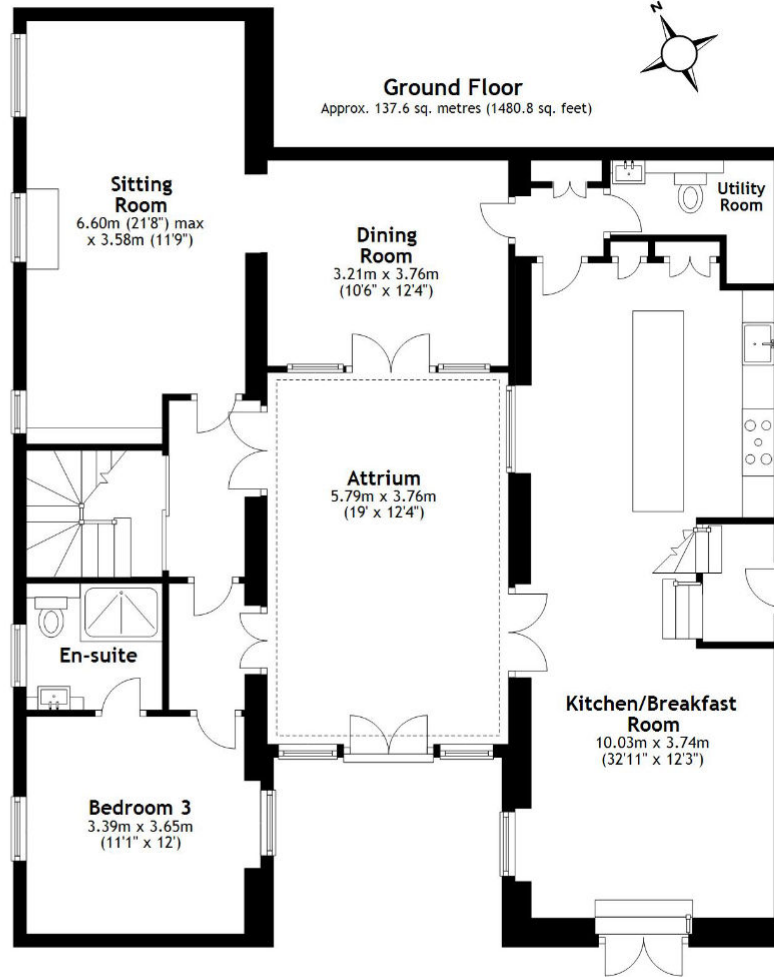
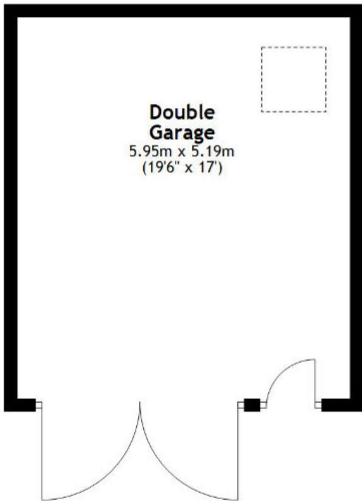
Further reception space is provided by a separate dining room which flows naturally from both the kitchen and the entrance hall, ideal for formal dining or family gatherings. The charming sitting room is particularly impressive, centred around a wood-burning stove and enhanced by a striking floor-to-ceiling window that frames views to the outside.

A generously proportioned ground floor double bedroom with ensuite shower room offers excellent flexibility, perfectly suited for visiting guests or multi-generational living.

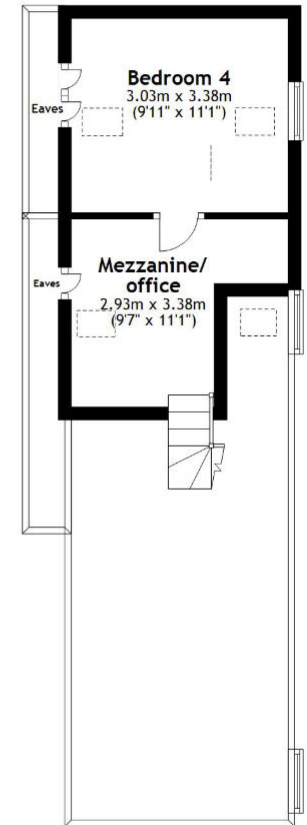
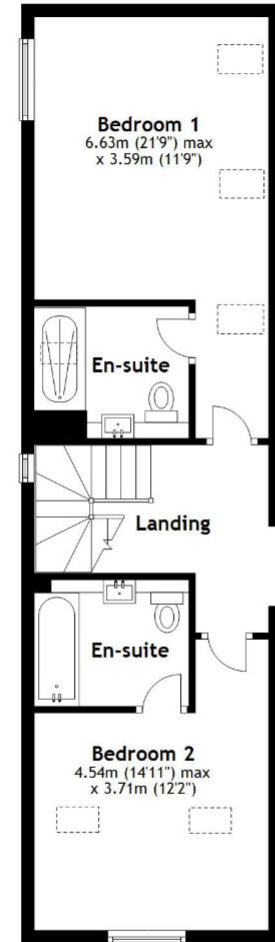




Outbuilding
Main area: approx. 0.0 sq. metres (0.0 sq. feet)
Plus garages, approx. 30.9 sq. metres (332.1 sq. feet)



First Floor
Approx. 70.1 sq. metres (754.7 sq. feet)



Main area: Approx. 207.7 sq. metres (2235.5 sq. feet)
Plus garages, approx. 30.9 sq. metres (332.1 sq. feet)

Foxglove Barn, Blackawton

On the first floor, there are two further generously proportioned double bedrooms, each offering comfortable accommodation and benefitting from its own en suite bathroom. The principal bedroom is particularly striking, featuring vaulted ceilings and a stylishly appointed en suite with a large walk-in shower.



Outside

To the Outside, the south west facing gardens provide a wonderful extension of the living space. The decked terrace, accessed directly from the kitchen and dining area, offers the perfect spot for outdoor dining while enjoying views across the adjacent farmland. The gardens themselves are mainly laid to lawn, complemented by mature planting creating a tranquil and private environment with stock proof fencing and mature trees.

The detached timber garage benefits from light and power, together with a pedestrian door and useful storage above, while the gravelled driveway offers ample parking for several vehicles.



Services

Main electrics, gas and water are connected. Shared drainage with one other neighbour. Further details please contact the office.

Property address
Foxglove Barn, Blackawton,
Dartmouth, TQ9 7DG

EPC: E
Council tax band: C
Size: 2,558 Sqft
Freehold.

Viewings

Strictly by appointment only through Millard Cook in Dartmouth. If you are unable to travel to Dartmouth, Millard Cook provide private online viewings upon request.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

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