



**THE SHIPPEN**  
GUIDE PRICE £260,000

Delightful Two Bedroom Character Barn Conversion  
TAVISTOCK

**MILLER** TOWN &  
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- » Stone Barn Conversion in Manor House Grounds
- » Reverse Level Living Configuration
- » Two Double Bedrooms + Modern Shower Room
- » Open Plan Kitchen/Dining/Living Room Upstairs
- » Vaulted Ceiling on First Floor
- » Conservatory Overlooking Garden
- » Large Garage with Utility Space

## The Property

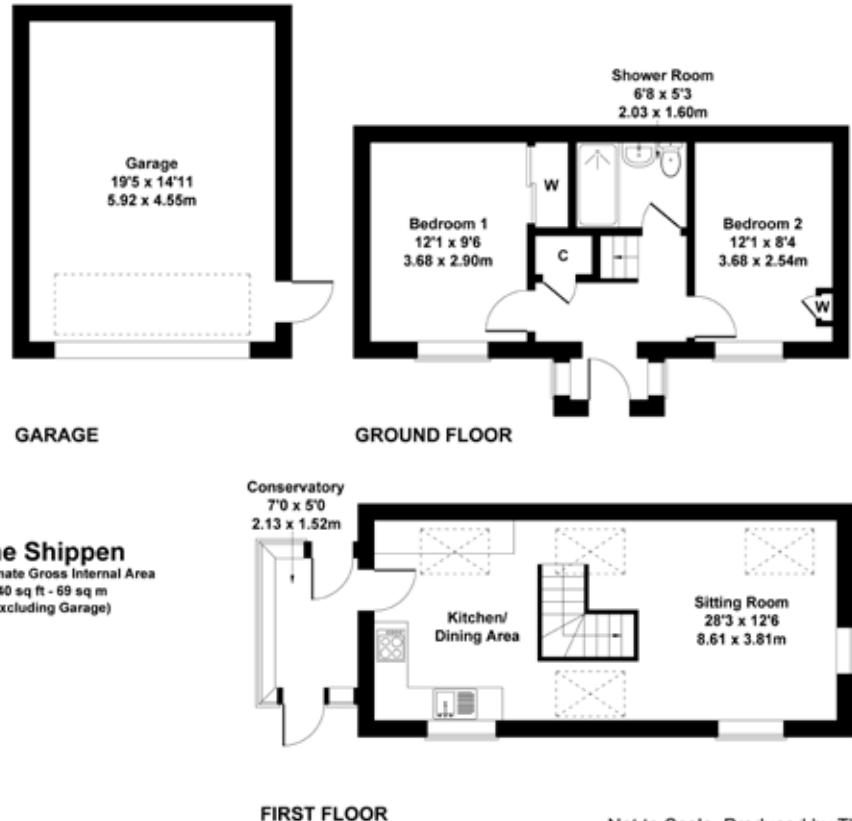
This pretty stone barn situated in the grounds of Grenofen Manor was converted around 1990 to provide a beautiful sanctuary away from all the hustle and bustle. The accommodation is configured on a reverse layout arrangement, with two cosy double bedrooms and a modern shower room on the ground floor, opening into a spacious open plan living/dining/kitchen with vaulted ceilings and plenty of natural light on the upper floor. Just off the cottage style kitchen area is a small conservatory which overlooks the garden, the perfect place for a doze in your armchair in the sunshine.



## Outside

The small but private corner garden is accessed from the conservatory and a set of steps to the side, and is mostly laid to lawn. There are wall and fence boundaries and is a perfect place to create a well stocked kitchen garden as well as being somewhere to enjoy in the summer months. There is a large detached garage with room for a utility space, The garage currently has a single door with parking for one vehicle. However, the owner had planned to have a larger door fitted to provide parking for two smaller vehicles.





## Location

Grenofen is a small hamlet located just on the edge of Dartmoor about 2 miles from the market town of Tavistock which offers plenty of amenities including doctors, dentists, local shops, supermarkets, eateries and a leisure centre to name but a few. Derriford Hospital is less than a 10 mile commute, with Plymouth city centre just over 13 miles away, accessible via a regular bus service from the main road. For anyone who enjoys the outdoors, there are plenty of walks and cycle tracks available from your doorstep with Dartmoor and Roborough Downs just up the road in either direction.

## KEY INFORMATION

- 2 Bedrooms
- 1 Bathrooms
- 2 Reception Rooms
- Garage
- EPC Rating: D (62)
- Council Tax Band: C
- Tenure: Freehold
- Broadband: FTTP
- Mobile Signal: Inside likely, Outside likely
- Not suitable for wheelchair users
- Heating: Electric
- Utilities: Mains electricity & water, private drainage
- Restrictions: See title (copy available on request)
- Easements, Wayleaves: Access for repair of pipes & cables (see title)
- Public Rights of Way: None
- Flooding: None known
- Notable Construction Materials: None known
- Building Safety Concerns: None known
- Mining Area: No
- Planning Permission / Proposed Developments: None known

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### VIEWING:

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