



Oak Barn, Diptford



Oak Barn

Diptford, Totnes, Devon, TQ9 7NQ

A beautifully converted stone barn, thoughtfully blending timeless character with modern-day comfort. Rich in period charm, the property showcases exposed oak beams, solid oak-framed windows and striking exposed stone walls, creating a warm and inviting home full of personality. The accommodation comprises a welcoming sitting room, a spacious kitchen/dining room, a ground floor shower room and two well-proportioned double bedrooms, complemented by beautifully landscaped gardens and private off-road parking. Occupying a peaceful rural setting surrounded by rolling South Devon countryside, Oak Barn offers an exceptional opportunity to enjoy idyllic countryside living within easy reach of the coast and nearby market towns.

- Beautifully Converted Stone Barn
- Characterful Period Features Throughout
- Modern Kitchen & Shower Room
- Landscaped Rear Garden
- Two Well-Proportioned Double Bedrooms
- Underfloor heating throughout
- A full house mechanical ventilation system
- Peaceful Rural Setting
- Off-Road Parking
- Local Occupancy Restriction Applies (Further Details Below)

Guide Price of £375,000

The Situation

Oak Barn occupies a peaceful position in the countryside, in the parish of the highly sought-after South Hams village of Diptford, enjoying an enviable balance of tranquillity and accessibility. Surrounded by rolling Devon countryside, the property offers an idyllic rural setting whilst remaining within easy reach of nearby towns and amenities.

The historic market town of Totnes, renowned for its independent shops, cafés, restaurants and mainline railway station with direct services to London Paddington, is just a short drive away. The nearby town of Kingsbridge offers further everyday amenities, whilst the spectacular South Devon coastline, including Bantham, Bigbury-on-Sea and Blackpool Sands, is also within easy reach.

Diptford enjoys a welcoming village community together with an excellent network of public footpaths, bridleways and quiet country lanes, making the area ideal for walking, cycling and equestrian pursuits. The village also has a popular primary school. The A38 Devon Expressway provides convenient links to Plymouth, Exeter and the M5, ensuring excellent connectivity across the South West.





Combining a picturesque countryside setting with excellent accessibility, Oak Barn presents an outstanding opportunity to enjoy the very best of rural South Devon living.

The Accommodation

Entrance Hall

A welcoming entrance hall provides an immediate sense of the character found throughout the property, with access to the principal ground floor accommodation and staircase rising to the first floor. Useful understairs storage and an additional cupboard plus a further coat cupboard offering practical everyday convenience.

Sitting Room

A beautifully proportioned reception room, filled with natural light from two tall windows overlooking the surrounding grounds. Rich in character, the room features exposed oak beams and attractive stonework, creating a warm and inviting space ideal for relaxing or entertaining.

Kitchen/Dining Room

Extending across the rear of the property, the impressive kitchen/dining room forms the social heart of the home. Fitted with a range of oak cabinetry complemented by stainless steel handles, the kitchen provides ample preparation and storage space together with room for a freestanding cooker and fridge/freezer. A stainless steel extractor sits above the cooking area, whilst the sink incorporates a mixer tap. The generous dining area comfortably accommodates a family dining table and benefits from a glazed timber door opening directly onto the rear garden, seamlessly connecting indoor and outdoor living.

Family Shower Room

Conveniently positioned on the ground floor, the contemporary shower room is fitted with a corner shower enclosure, wash hand basin set within a vanity unit providing useful storage beneath, low-level WC and complementary wall tiling.

First Floor Accommodation

Landing

The first-floor landing enjoys natural light from a window overlooking the surrounding countryside and provides access to both bedrooms. A built-in double storage cupboard offers additional practical storage.

Principal Bedroom

A delightful principal bedroom of generous proportions, enhanced by exposed oak beams which beautifully celebrate the property's barn conversion heritage. The room enjoys a peaceful outlook and offers ample space for bedroom furniture.

Bedroom Two

A well-proportioned second double bedroom, ideal for guests, children or as a home office. The room benefits from a built-in wardrobe and continues the property's attractive character features.





The Grounds

Gardens & Parking

To the front of the property, a gravelled driveway provides private off-road parking for two cars and leads to the main entrance, with convenient access to the rear garden.

The landscaped rear garden has been thoughtfully designed to create a series of attractive outdoor spaces, perfectly suited to both entertaining and quiet relaxation. A combination of decked and grassed areas, create seating areas which provide ideal locations for al fresco dining, whilst mature shrubs, established planting and colourful borders create a private and picturesque setting that can be enjoyed throughout the seasons.

Additional Information

Agent Notes

Oak Barn is subject to a local occupancy restriction, which has been put in place to give those with strong local connections the opportunity to purchase a home within the community. The property is not able to be used as a second home or for holiday letting purposes. But can be used for Residential Letting, the tenants would need to comply with criteria as set out below.

The marketing process is therefore phased as follows:

First 6 months: The property is available to purchasers who have a qualifying local connection to Diptford Parish.

Second 6 months: Eligibility is extended to those with qualifying local connections to the adjoining parishes of Harberton, Harbertonford, Moreleigh, Halwell, North Huish, South Brent and Woodleigh.

Thereafter: If a sale has not been agreed, eligibility is extended more widely to purchasers with qualifying local connections within South Hams District Council and within the Joint Local Plan Area which includes South Hams District Council, West Devon Borough Council and Plymouth City Council.

If you believe you meet the local occupancy criteria, or would like to discuss your eligibility, please contact Rendells Totnes. Our team will be pleased to advise you and arrange a viewing.

Council Tax

Band C.

Energy Performance Certificate

Energy rating D.

Tenure

Freehold.

Services

Mains electricity, mains water (supply metered). Private drainage.

Local Authority

South Hams District Council

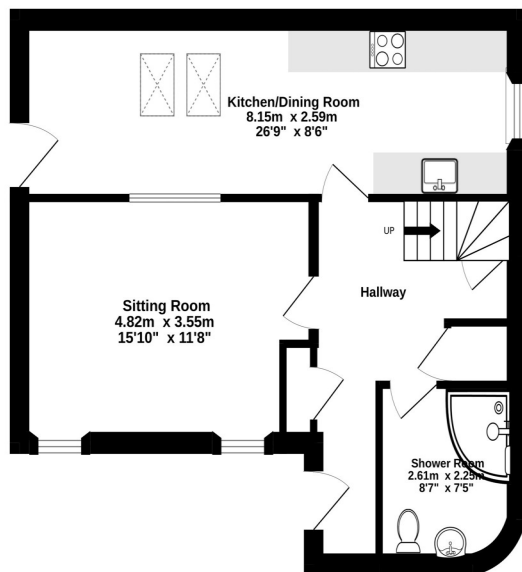
Viewing Arrangements

Strictly by appointment through Rendells Totnes Estate Agents on Tel: 01803 863888.

Directions - DO NOT FOLLOW SAT NAV

From Totnes proceed out onto Plymouth Road towards South Brent. After about 2.5 miles turn left at Shorter Cross, signed for Diptford. Proceed along this road for about 2 miles, towards Moreleigh, ignoring signs to Diptford village and any left hand turns until you reach Combeshead Cross, turn left signposted Harbertonford. Continue down the lane taking the next left to Murtwell. Oak Barn is the second property on the right.

Ground Floor
55.9 sq.m. (601 sq.ft.) approx.

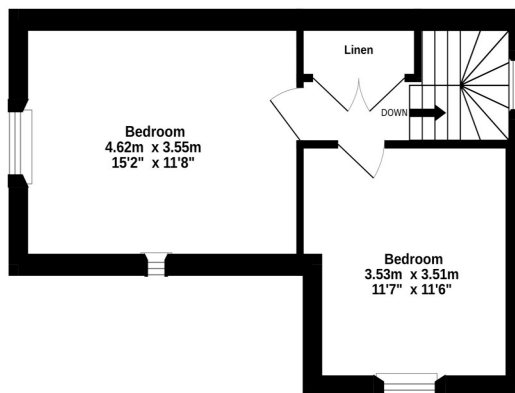


Oak Barn

TOTAL FLOOR AREA : 90.7 sq.m. (976 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.
Made with Metropix ©2024

1st Floor
34.8 sq.m. (375 sq.ft.) approx.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

WWW.EPC4U.COM

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

57 Fore Street, Totnes, Devon TQ9 5NL

Tel: 01803 863888

Email: totnes@rendells.co.uk



www.rendells.co.uk

