

CHAPTER HOUSE WOOD BARTON, WOODLEIGH



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

CHAPTER HOUSE

Description

Set within the historic surroundings of The Monastery at Wood Barton, Chapter House is an exceptional four-bedroom property where early 20th-century ecclesiastical architecture meets bold, contemporary design. Created from a former Trappist monastery and forming one of only eight individually designed residences, the property enjoys access to approximately 80 acres of private grounds, fishing on the River Avon, a tennis court and an indoor swimming pool and gym housed within the magnificently restored chapel.

Approached down a private driveway the building's characterful stone elevation gives an immediate sense of heritage and seclusion. Inside, the accommodation is arranged over two levels, with exposed brick arches, high ceilings and generous proportions recalling the building's past, while glass, steel and warm timber introduce a crisp modern contrast.

On the ground-floor the accommodation is light and spacious with pale flooring throughout the collection of well-proportioned rooms. The principal bedroom is an especially restful retreat, offering ample space with built-in wardrobes, a well-appointed en-suite shower room and glazed doors opening to the grounds outside. Recessed lighting and a calm, neutral palette enhance its uncluttered atmosphere. Three further bedrooms all have built-in wardrobes, en-suite facilities and provide highly flexible accommodation for family, guests or home working. Bed 2 has a walk in wardrobe and access door out to the gardens, and two are currently arranged as imaginative children's rooms, their generous floor areas accommodating twin or bunk beds, desks and storage with ease. Colourful feature murals bring individuality, while deep-set windows draw in leafy outlooks. The fourth bedroom is similarly versatile and could serve equally well as a guest suite, study, hobby room or snug. Completing the practical ground-floor arrangement is a very useful utility room, complementing the home's suitability for both permanent residence and holidays.

From the inner hallway the striking open-tread staircase framed by glazed balustrades rises to a remarkable open-plan first floor level, where the scale of the original building can be fully appreciated. The kitchen is sleek and sociable, centred around a substantial island with polished worktop and bar seating. Stainless-steel appliances, streamlined cabinetry and vivid red glass splashbacks create a confident contemporary finish, while exposed brick arches add warmth and architectural depth. There is abundant preparation space and storage, making this a kitchen designed as much for entertaining as for everyday use.

Beyond the kitchen, broad brick archways open into the expansive living and dining area. Honey-toned timber flooring extends throughout, and multiple tall sash windows frame verdant views while filling the room with natural light. The generous layout offers clearly defined yet connected zones: a large seating area for relaxed evenings, a dining space suited to family gatherings, and additional corners for reading, music or quiet work.

The communal facilities elevate the lifestyle still further. Residents may explore private woodland and gardens, enjoy approximately one mile of trout and salmon fishing along the River Avon, play on the outdoor tennis court, or swim beneath the soaring architecture of the converted chapel. The property also benefits from a garage and parking, while pets are permitted.

Situation

Wood Barton lies near the peaceful South Hams village of Woodleigh, within the South Devon National Landscape. The setting feels wonderfully removed, yet Kingsbridge, Totnes and Ivybridge provide a broad range of shops, schools, cafés and everyday services. The coast, Dartmoor and the beaches and sailing waters around Salcombe are readily accessible, while Totnes and Ivybridge offer mainline rail connections towards Exeter, Plymouth and London.



PROPERTY DETAILS

Property Address

Chapter House, Wood Barton, Wodleigh, Kingsbridge, Devon TQ7 4DH

Mileages

Mileages from TQ7 4DH - Kingsbridge 5 miles; A38 Devon Expressway 10 miles; Totnes 9 miles; Salcombe 11 miles (all distances are approximate)

Services

Mains electricity and water. Private drainage. LPG boiler. Underfloor heating. Smoke alarm. Carbon Monoxide detector.

EPC Rating - Band C. Current: 78, Potential: 80

Council Tax Band - G

Tenure - Leasehold. 999 years from 20/03/2008.

Ground rent approximately £100.00 per annum.

Service/maintenance charge approximately £12,134.35 per annum

Authority

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon TQ9 5NE.
Tel: 01803 861234.

Key Features

- Exceptional four-bedroom property set within a historic converted monastery
- One of only eight individually designed residences
- Expansive open-plan living and dining space
- Contemporary kitchen with large island and bar seating
- Characterful exposed brick arches and high ceilings
- Principal bedroom with en-suite and glazed doors to the outside
- 3 further double bedrooms, all with en-suite facilities
- Garage and parking
- Use of the indoor pool, tennis court and other leisure facilities
- 80 acres of pasture and woodland + fishing rights along the River Avon

Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

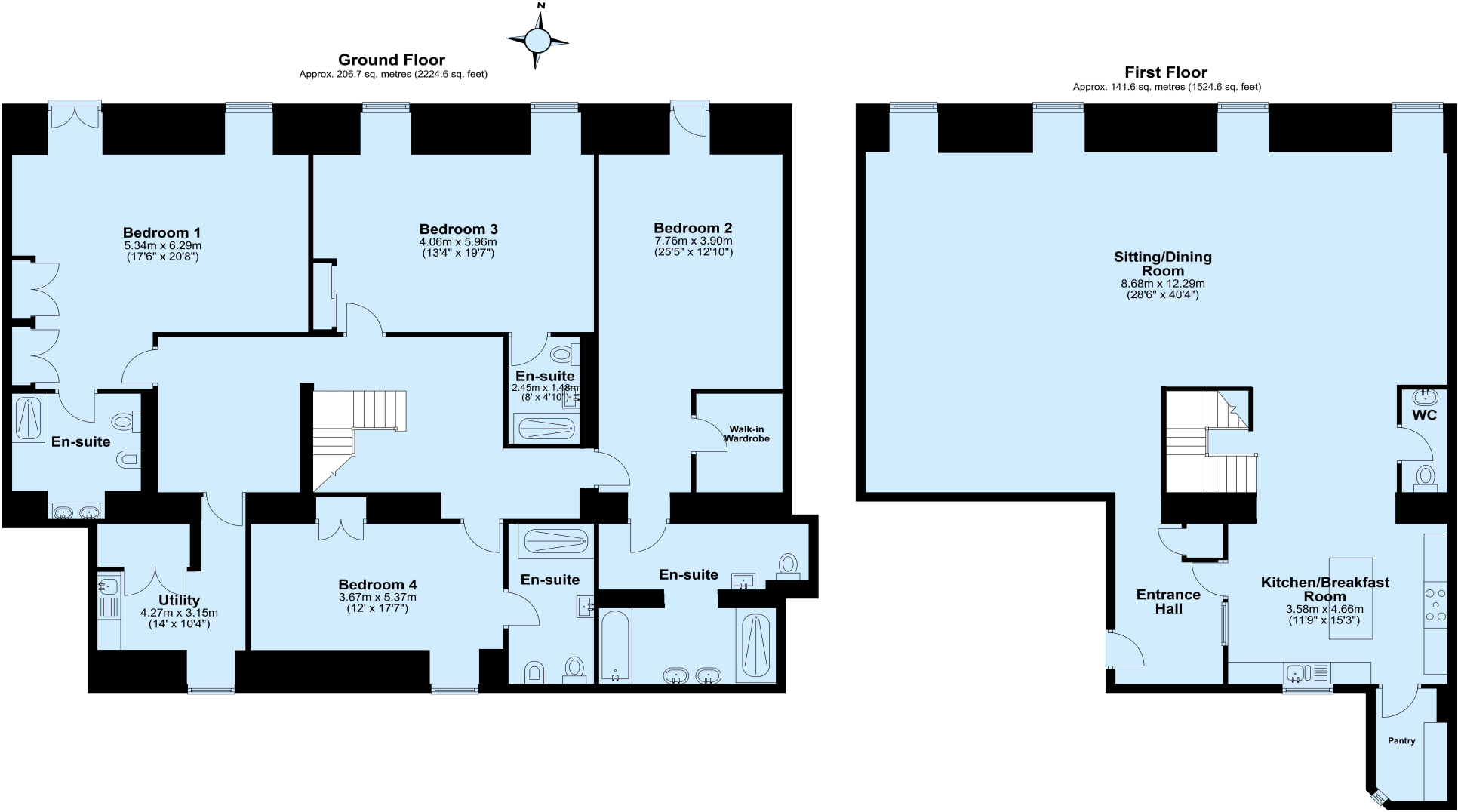
Directions

what3words - ///rentals.snatched.recitals

From Kingsbridge head out of town towards Loddiswell. After about three miles turn right before the bridge, signed Woodleigh and Preston. Proceed through the village of Woodleigh and after about three quarters of a mile you will see the entrance to Wood Barton on the left-hand side.



FLOOR PLAN



Total area: approx. 348.3 sq. metres (3749.2 sq. feet)

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