

THE BURROW TORBRYAN



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



THE BURROW

An outstanding contemporary modern barn conversion constructed approximately six years ago with great flair and attention to detail. Standing in just under two acres this beautifully presented home offers wonderful volume and light and is complemented with Eco credentials.

On entering the barn your eye is immediately drawn along the entrance hall and the lovely herringbone flooring to the kitchen / family room which is an exceptional light filled space, with great volume facing south over the landscaped patio area. The kitchen is beautifully fitted with a range of modern appliances and a large central island which is a real focal point of this impressive space. Large sliding doors really bring the outside in and there is a large electric awning that covers the immediate patio area perfect for alfresco dining. Just off the kitchen is a fully fitted utility room with plumbing and space for laundry and a guest WC and rear door. A cosy snug is also located off the kitchen which is double aspect and lovely and light complete with a wood burner. Next to the snug is a study with access to Starlink superfast broadband. The principal bedroom suite is beautifully appointed with a fully fitted dressing room and a superb ensuite bathroom of generous proportions with a separate walk in shower and bath. There are four further individually styled bedrooms with one having an ensuite wet room and one having a fun mezzanine area. Bedroom five is currently used as a gym and there is also a beautifully styled master family bathroom with a free standing bath and separate shower.

The grounds have been landscaped with a large patio area fantastic for outside entertaining complete with a bar, bbq and hot tub. The swimming pool is 12m x 6m and 1.2m deep with its own Air Source heat pump. There is ample parking for several cars and EV charging, a barn provides further storage and parking and contains the battery packs for the solar panels and the pool filtration system. The garden area is mainly laid to lawn which leads through to an acre paddock which offers lovely views over to surrounding countryside.

The nearby village of Ipplepen has a public house, a post office/newsagents, a well-regarded primary school, village store, medical centre, library and cafe, bus service to both Newton Abbot and Totnes and an excellent 18 hole golf course at Dainton which is opposite a large garden centre. Communications in the area are superb with the A381, linking Totnes and Newton Abbot just one mile away. The A38 Devon Expressway is 5 miles to the north connecting Plymouth and Exeter where it joins with the M5. The bustling market town of Newton Abbot has a mainline railway station giving direct connections to London Paddington.





KEY FEATURES

- Completed Approx 6 years ago
- Air Source heat pump
- Solar with battery storage
- Under floor heating
- EV charging
- Swimming pool with air source heat pump
- 1.95 Acres





PROPERTY DETAILS

Property Address

The Burrow, Torbryan, Newton Abbot, TQ12 5UW

Mileages

Totnes 4 miles Exeter 20 miles Plymouth 25 miles (approximately)

Services

Mains electric and water. Drainage via sewage treatment plant. Underfloor heating via air source heat pump.

EPC Rating

Current: A Potential: A

Council Tax Band

F

Tenure

Freehold

Authority

Teignbridge District Council

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.

Viewing

Strictly by appointment with the sole agents, Marchand Petit, Totnes. Tel: 01803 847979.

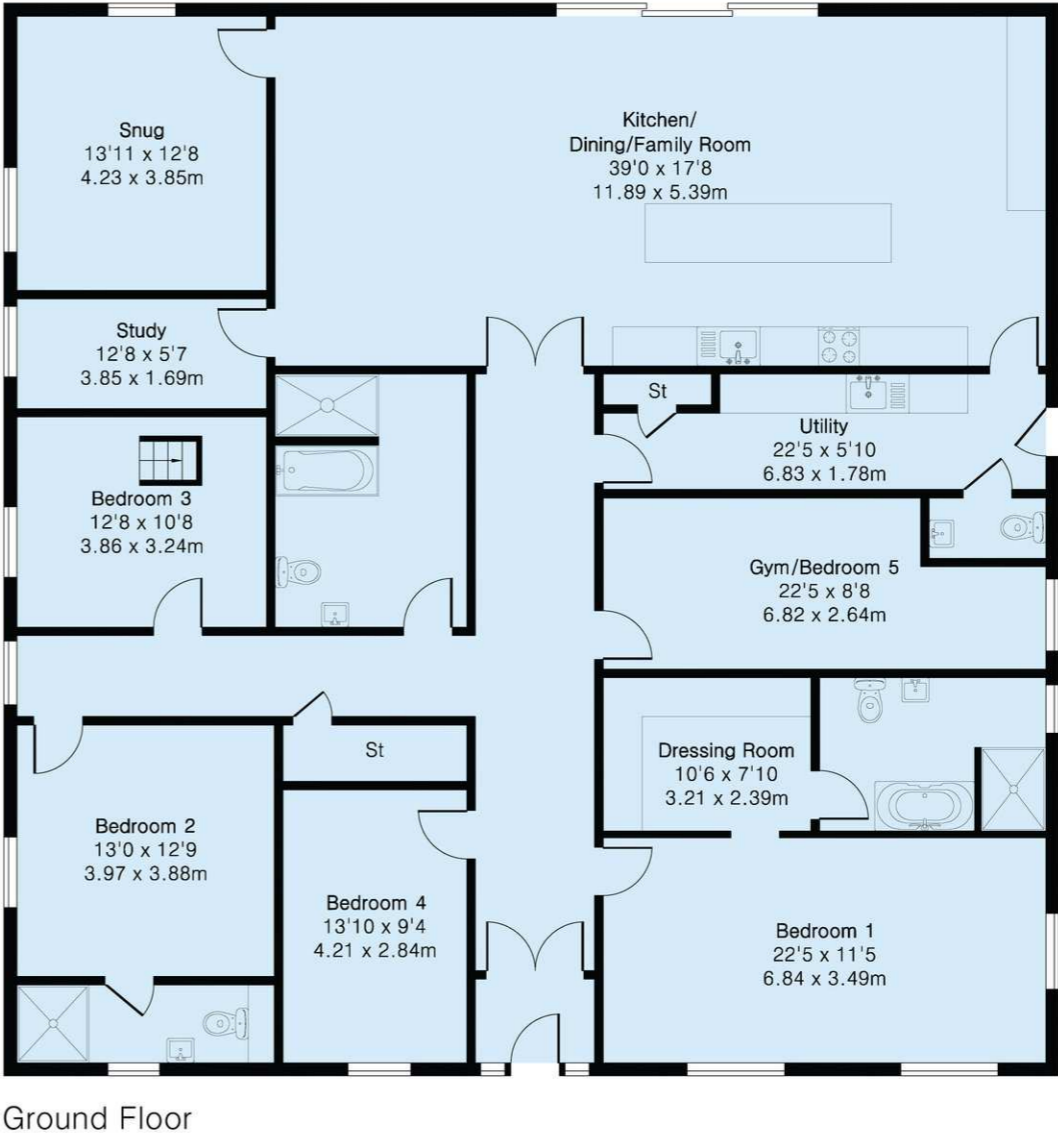
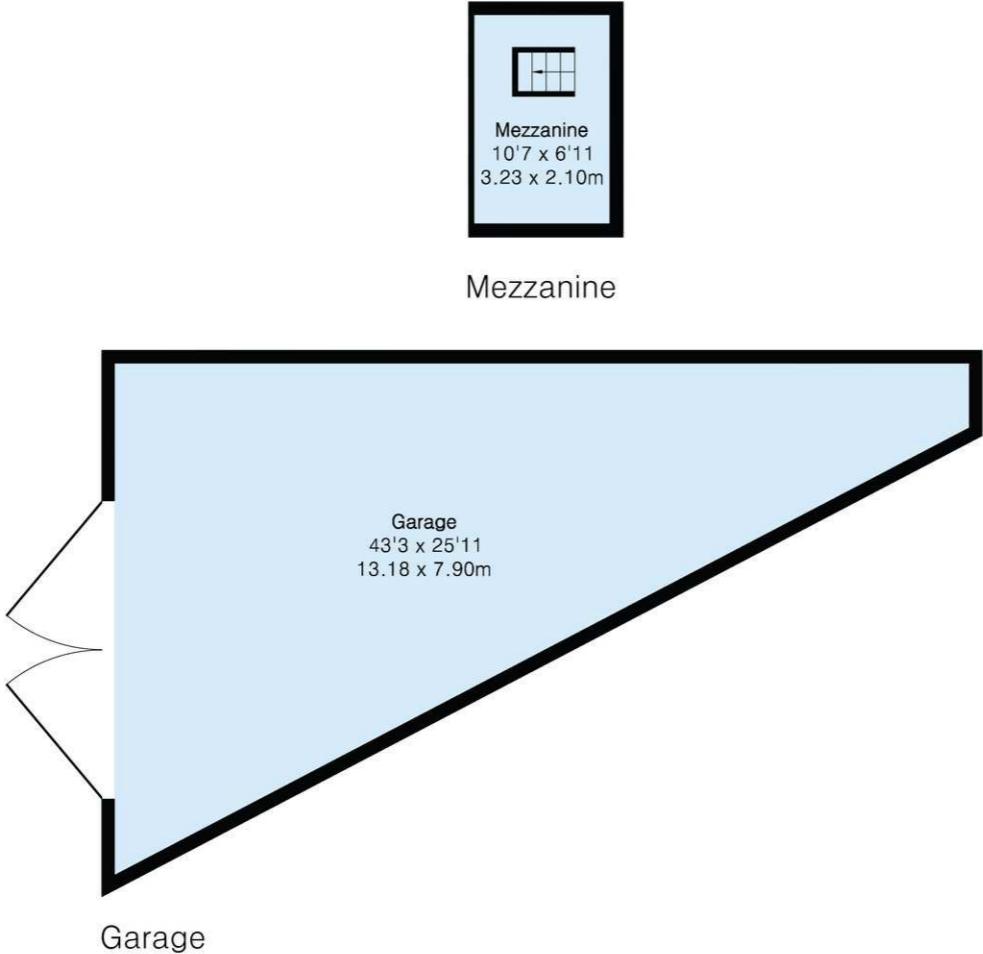


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FLOOR PLAN

**Approximate Gross Internal Area 2830 sq ft - 263 sq m
(Excluding Garage)**

Ground Floor Area 2757 sq ft – 256 sq m
Mezzanine Area 73 sq ft – 7 sq m
Garage Area 631 sq ft – 59 sq m





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