



HIGHER WIZALLER FARM

Modbury, Devon



A STYLISHLY RENOVATED BARN CONVERSION WITH FARMBUILDINGS/BARN AND EXTENSIVE PASTURELAND IN THE HEART OF THE SOUTH HAMS

Summary of accommodation

Ground Floor: Reception hall/living room | Sitting room | Kitchen/dining room | Principal bedroom/dressing room/bathroom/gym suite

Lower Ground Floor: Hall | Utility/laundry/boot room | Cloakroom | Bedroom/dressing room/shower room suite

Three further bedrooms and bathroom | Store rooms

Outside: Landscaped gardens and terraces | Studio | Carport | General purpose farmbuilding | Pasture paddocks

In all about 15.45 acres

Distances: Modbury 4 miles, Kingsbridge 6 miles, Ivybridge 8 miles, Salcombe 11 miles, Plymouth 17 miles, A38 5 miles

(All distances are approximate)

SITUATION

Higher Wizaller is situated in the heart of the rolling countryside of the South Hams area of South Devon to the east of Modbury and north west of Kingsbridge.

About two and a half miles to the south is the popular village of Aveton Gifford, on the western bank of the River Avon, with pub and restaurant, primary school and village shop, as well as tennis and cricket clubs.

To the west is the historic and picturesque small market town of Modbury, with its Georgian architecture and independent shops, galleries, cafes, restaurants, pubs and good range of other amenities including butcher's, chemist, delicatessen, store, health centre, library, dentists' and vets' surgeries and a primary school.

A more extensive selection of facilities is available in the popular town of Kingsbridge, on the beautiful Kingsbridge Estuary, including supermarkets and an eclectic range of independent shops, good cafes, pubs and restaurants, cinema, leisure centre with swimming pool and Kingsbridge Community College. There is an active community with farmers' market and food and music festival.

The South Hams is renowned for its delightful rolling countryside, scattered with pretty villages and towns, and its spectacular coastline with beaches, coves, estuaries and rocky cliffs.

The Kingsbridge Estuary provides excellent opportunities for sailing and other water sports and, at the mouth of the estuary, is Salcombe with its sheltered harbour.

Popular beaches in the area include Bantham, Thurlestone, Wonwell and Mothecombe and there is fabulous coastal walking along the South West Coast Path. There are golf courses at Bigbury and Thurlestone and, within easy reach to the north, is Dartmoor National Park, renowned for its stunning scenery and opportunities for walking, riding, fishing etc.



There is quick access onto the A38 dual carriageway leading west to Plymouth and east to Exeter. From Plymouth there are ferries to France and Spain and at Exeter is access onto the M5 motorway. There is a station at Ivybridge with mainline connections to Exeter and London (Paddington).

THE PROPERTY

Higher Wizaller occupies a delightful, rural, location surrounded by the partly wooded, rolling, farmland of the South Hams, at the end of a long private entrance drive.

The house consists of an attractive conversion of a traditional barn and has been thoroughly renovated, modernised and refurbished in recent years to a high standard. The result is a stylish and beautifully presented, spacious home.





The entrance drive forks to a broad parking and turning area to the rear of the house and from here a flight of steps rise to the reception hall/living room with rustic wooden sliding doors through to the sitting room. Both large, light and airy rooms have exposed boarded flooring, the living room with glazed door and 'Juliet balcony' overlooking the grounds and the sitting room with exposed stone chimney breast and fireplace with wood burner.

A doorway and steps up from the sitting room lead into the full height kitchen/dining room with exposed roof timbers and skylights, boarded floor, fully fitted kitchen with island, breakfast bar, integrated appliances and walk-in pantry, as well as French doors out to the paved terrace. Stairs descend to the open plan utility/laundry/boot room on the lower ground floor.

A door from the other side of the hall/living room leads into the principal suite with bedroom, bathroom with bath and shower, dressing room and gym with glazed sliding doors out to the terrace.

A staircase from the hall/living room descends to the lower hall with doors to another suite with bedroom, dressing room and shower room and three further bedrooms and family bathroom, also with both bath and shower. With access from outside, but part of the house, are storage rooms and a utility room.

French doors from the kitchen open to a broad paved terrace surrounded by low stone walling to the side of the house, providing a delightful outdoor sitting and dining area. From here is access to an upper lawned garden.

All along the front of the house is a stone paved terrace, enclosed by low stone walling, and a path leads down through the landscaped lawned gardens to a further, partly walled, enclosed, paved terrace, beside which is the stone studio building.



PROPERTY INFORMATION

Tenure: Freehold

Services: Mains water and electricity. Air Source heat pump and LPG heating.

Local Authority: South Hams District Council: 01803 861234

EPC: D

Council Tax: Band G

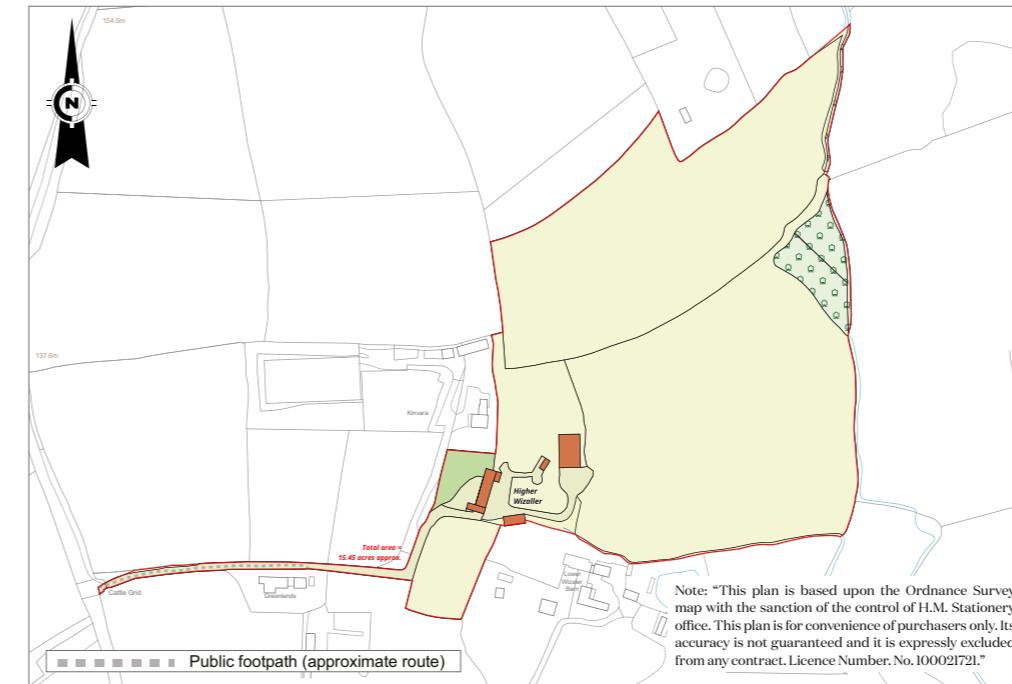
Directions (PL21 0SE): From Modbury take the A379 to Ashford and Aveton Gifford. From Aveton Gifford take the road North past St. Andrews Church. Continue for a couple of miles past Waye Hill Farm and one more turning on the right. Higher Wizaller Farm is down the next drive way on the right-hand side.

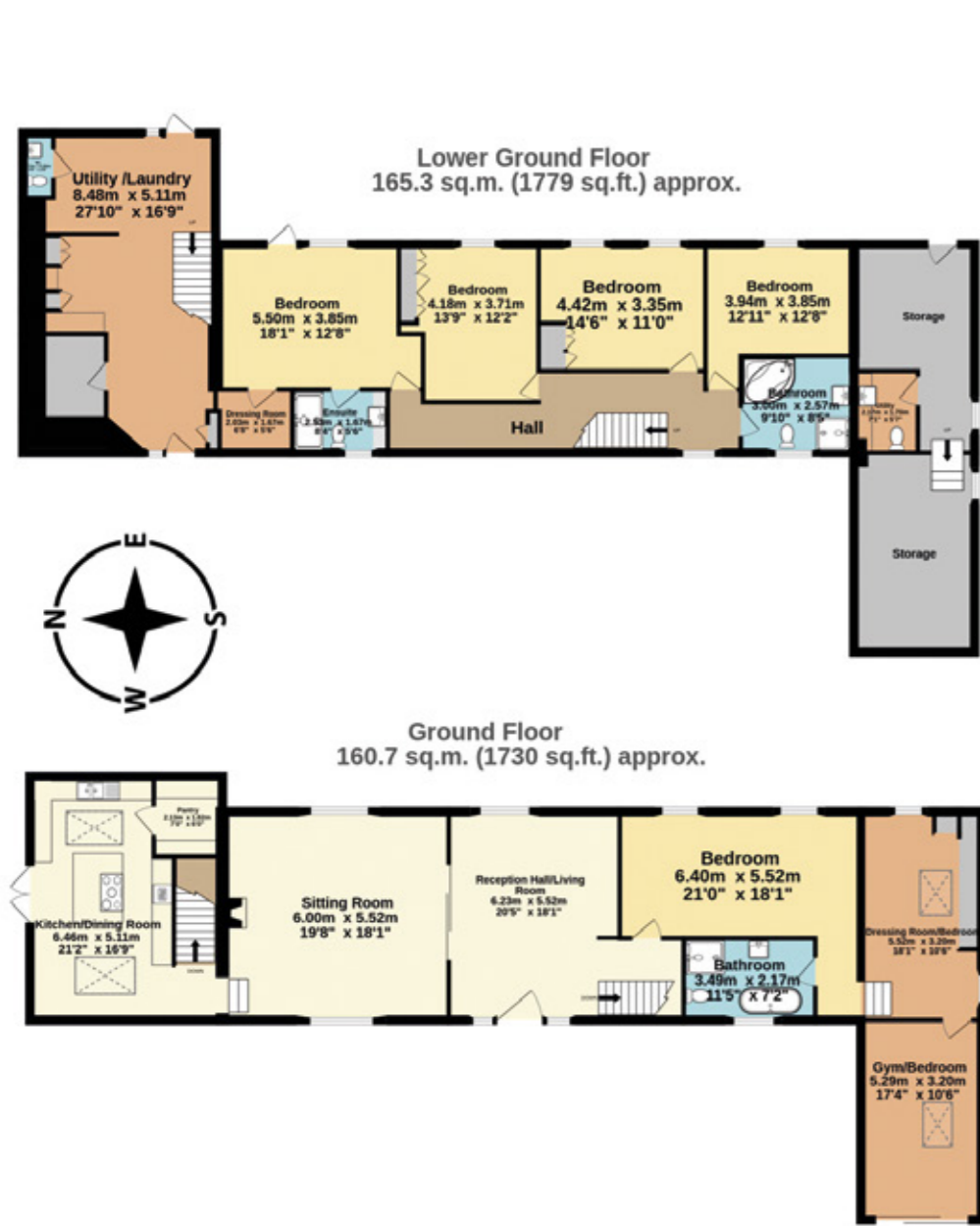
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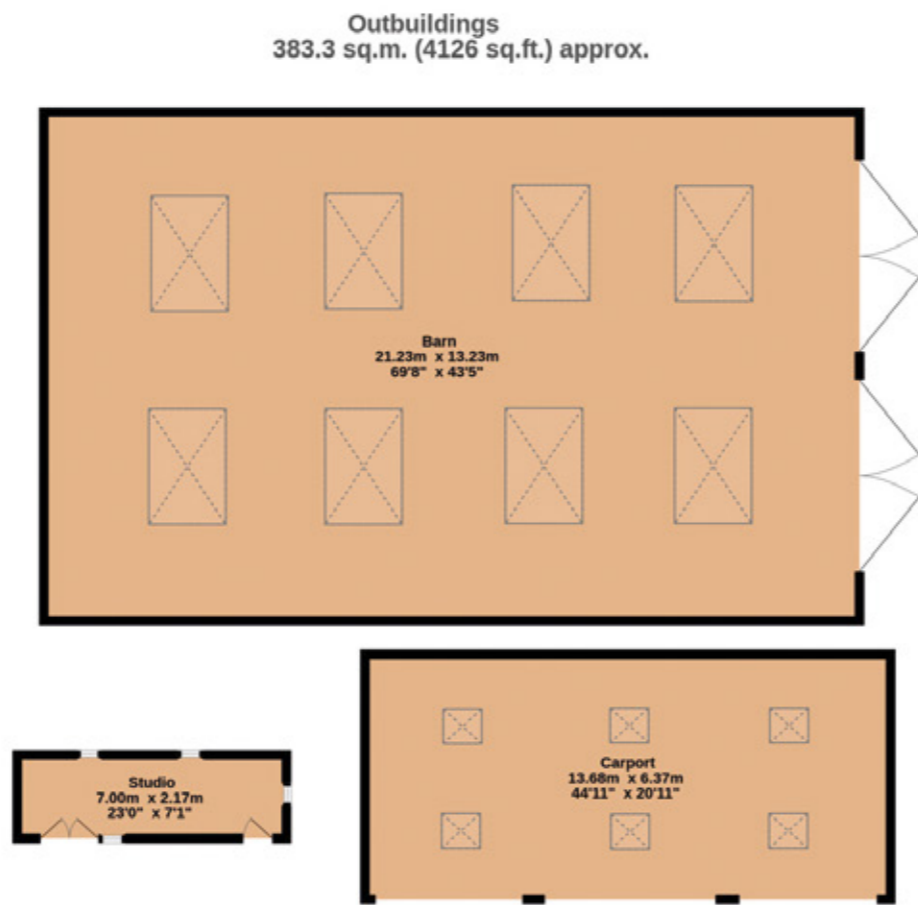
Beside the driveway is a three bay carport/implement store, which has planning permission for a replacement domestic building, which has been implemented. More details can be found on South Hams District Council website reference 1168/23/HHO. The drive continues around the gardens to a wide yard area and a four bay steel portal frame general purpose farmbuilding with block walls and spaceboard cladding.

To the south of the house, on the other side of the entrance drive, is an orchard paddock with fruit trees. To the north and north east of the house, buildings and gardens are a further range of essentially level pasture paddocks.





- Reception/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside



Approximate Gross Internal Area
709.4 sq.m. (7635 sq.ft.)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



I would be delighted
to tell you more.

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