Luscombe Maye

Since 1873

West Pitten, Near Yealmpton, Devon, PL7 5BB

£1,200,000

3 4 4

A Remarkable Country Home

Occupying a peaceful position within the beautifully restored traditional farmstead of West Pitten, North Barn is a truly distinctive architect-designed barn conversion, where the character of its historic origins is complemented by generous proportions, striking architectural features and a sophisticated contemporary finish.

Bathed in natural light and showcasing dramatic vaulted ceilings, exposed oak beams, impressive stone-arched windows and thoughtfully curated interiors, this exceptional home offers a rare combination of rural tranquillity, refined living and versatility. With three first-floor en-suite bedrooms, the potential for a fourth bedroom on the ground floor, and spectacular reception space, the accommodation lends itself equally well to family life, entertaining and hosting guests.

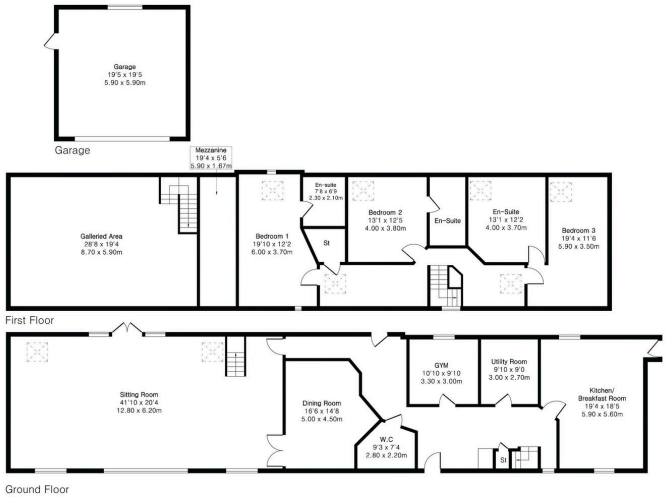
Outside, beautifully landscaped gardens unfold into a series of thoughtfully designed spaces, including an extensive entertaining terrace, outdoor kitchen, covered dining areas and a private hot tub. Beyond, winding pathways, a tranquil brook, established planting and a secluded orchard create a wonderful sense of privacy and connection with nature.

Combining the charm of an historic Devon farmstead with the comfort and sophistication of contemporary country living, North Barn is an exceptional home for those seeking a permanent residence, an idyllic second home or a property with potential for holiday accommodation, subject to any necessary consents.

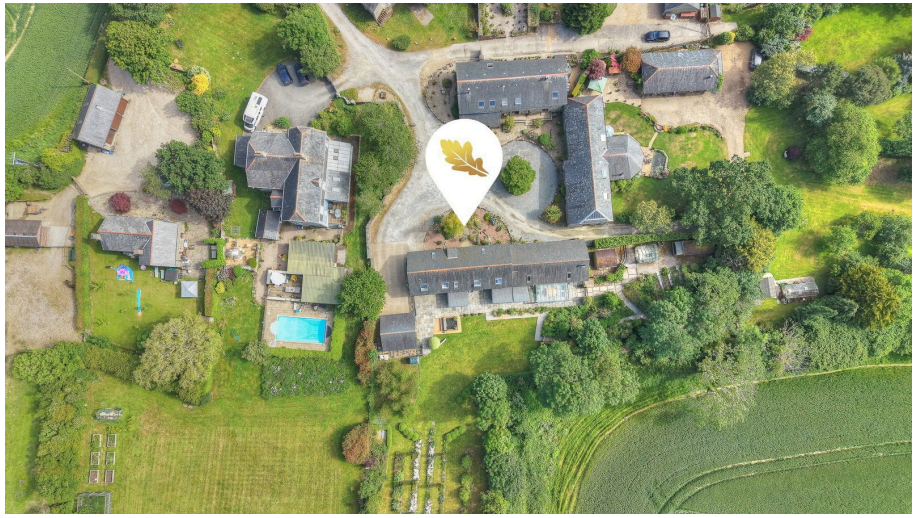
An Enviable South Devon Location

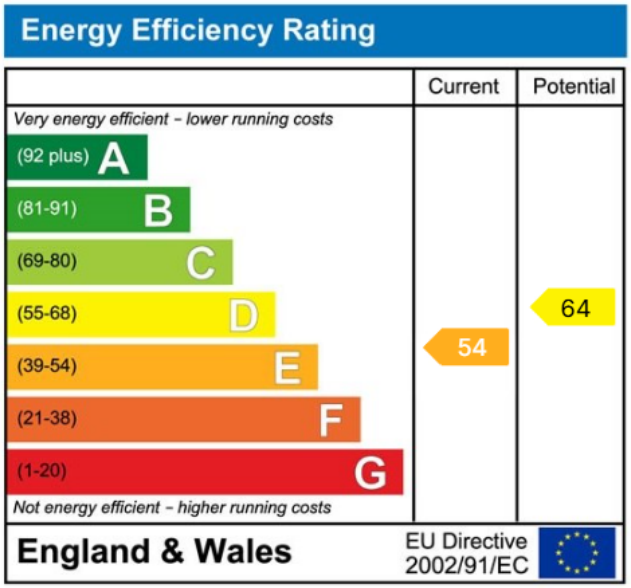
North Barn occupies a particularly appealing position in West Pitten, a traditional farmstead hamlet tucked away in the peaceful South Devon countryside. Its rural character, historic buildings and surrounding farmland provide an authentic sense of place, while the property's location offers excellent accessibility for both everyday life and leisure.

Approximate Gross Internal Area 3701 sq ft - 344 sq m
(Excluding Garage)
Ground Floor Area 1935 sq ft – 180 sq m
First Floor Area 1766 sq ft – 164 sq m
Garage Area 375 sq ft – 35 sq m



- Exceptional architect-designed barn conversion
- Three en-suite bedrooms, with potential for a fourth bedroom
- Stylish designer kitchen with premium appliances
- Impressive outdoor entertaining terrace
- Approximately five minutes from the A38
- Charming rural setting within a traditional farmstead hamlet
- Spectacular reception room with vaulted ceilings and exposed beams
- Beautifully landscaped gardens with tranquil brook and orchard
- Detached garage and parking for 3–4 vehicles
- A unique country home combining historic charm, contemporary luxury and an exceptional outdoor lifestyle.





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Yealmpton:
The Old Bakery, Market Street, Yealmpton PL8 2EA
01752 880044
yealmpton@luscombemaye.com
www.luscombemaye.com