



Langsford Barn







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Peter Tavy, Devon, PL19 9LY

Peter Tavy Village 0.5 miles • Open Moorland 0.9 miles • Tavistock Town Centre 2.6 miles • A30 Access (Sourton) 11 miles • Plymouth City Centre (via A386) 18 miles • Exeter 38 miles

With no onward chain, a hugely impressive and versatile countryside barn conversion close to open moorland, with a striking interior of circa 3,400 sqft, accompanied by beautiful gardens and a paddock, 4.47 acres in all.

- Exceptional Semi-rural Barn Conversion
- Option for Self-contained Annexe
- 3.3-acre Meadow Field, 4.47 Acres in All
- Breath-taking Outlook in Every Direction
- Freehold
- Four Ensuite Double Bedrooms
- Beautiful Varied Gardens and Grounds
- Direct Moorland Access/Outriding Nearby
- No Onward Chain
- Council Tax Band: C

Guide Price £995,000

## Stags Tavistock

Bedford Square, Tavistock, Devon, PL19 0AH

01822 612458 | [tavistock@stags.co.uk](mailto:tavistock@stags.co.uk)

## The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | [enquiries@tlo.co.uk](mailto:enquiries@tlo.co.uk)



@StagsProperty

## SITUATION

This incredible home is located in a beautifully peaceful, edge-of-moorland location outside of the popular village of Peter Tavy, within Dartmoor National Park. The barn is surrounded by its own gardens and grounds amounting to 4.47 acres in all, providing a good level of privacy and scenic views on all sides. Cox Tor forms the backdrop to the property's rear aspect and is clearly visible from the gardens and paddock. One can use country lanes to walk or ride out to the foot of the Tor - and open Dartmoor beyond - within two miles, or open moorland adjacent to the village within a mile.

Peter Tavy itself is an unspoilt village situated close to the River Tavy in the quiet countryside of West Devon. The village features a medieval granite church and a very well-known and popular public house. Tavistock (2.5 miles) is a thriving market town in West Devon, rich in history and tradition dating back to the 10th century. Today, the town offers a superb range of shopping, recreational and educational facilities, including the sought-after private and independent school, Mount Kelly, whilst the largely 19th-century town centre is focused around the Pannier Market and Bedford Square, in which regular farmers' markets are held. From here, the maritime city of Plymouth is 15 miles to the south, whilst the cathedral city of Exeter lies some 40 miles to the northeast, providing rail, air and motorway connections to London and the rest of the UK.

## DESCRIPTION

This exceptional detached barn conversion was converted in the late 1980s, and, having been upgraded and improved by our clients - only its second owners - over the last few years, is now offered to the market with no onward chain. The bright and characterful accommodation is extremely well-proportioned and offers good versatility, extending to almost 3,400 sq.ft and comprising four en-suite double bedrooms, several generous reception rooms and a recently fitted kitchen/dining room, with the option to be configured as a three-bedroom principal residence with a single-storey one-bedroom annexe. Internally, the accommodation is visually striking, and many of the rooms enjoy spectacular views of the surrounding countryside and nearby moorland, particularly from the first floor. The barn sits within varied gardens and grounds amounting to 4.47 acres, including well-kept lawns, a colourful walled garden, a productive vegetable garden and an orchard, together with a fenced paddock of around 3.3 acres, ideal for those seeking a smallholding, with equestrian pursuits or wishing to keep domestic livestock.

## ACCOMMODATION

The barn has a number of access points, with the principal entrance opening into a bright and spacious reception hallway with stairs rising to the first floor. The accommodation is arranged in a reverse-level layout to maximise natural light and take advantage of the views from the principal living rooms.

The first-floor can be summarised as follows: a magnificent, high-vaulted, dual-aspect principal reception room with exposed A-frames and original hay loft openings, now double doors, affording views on both sides, centred around a substantial granite fireplace housing a Contura log-burning stove which subtly divides the sitting and dining areas; a library/study with extensive full-height fitted bookshelves and display space, enjoying a view over the paddock; a cloakroom, and; a very sizeable, dual-aspect kitchen/dining room, upgraded approximately 3.5 years ago, featuring doors the garden and enjoying some superb views of nearby tors and surrounding countryside.





Notably, the kitchen is equipped with an excellent range of cupboards and cabinets beneath granite worktops, incorporating a large stainless steel sink with drainer grooves, plus a walk-in pantry with slate shelving. Integrated Lamona appliances include an oven, electric hob and dishwasher, plus a wine cooler and an Everhot electric range with three ovens, dual hot plates and a three-ring induction hob.

The ground-floor accommodation comprises three double bedrooms, all with en-suite facilities: the very generous, principal bedroom suite with triple, full-height fitted wardrobes and a recently upgraded en-suite with both a freestanding clawfoot bath and a walk-in shower enclosure; the second, with a built-in dressing unit, triple wardrobes and a traditional four-piece en-suite bathroom; the third, with its own en-suite bathroom.

A connecting passage leads from the reception hallway to the annexe, via a utility room, plant room and cloakroom. The annexe/ancillary accommodation comprises a dual-aspect kitchen/reception room featuring exposed A-frames and a log-burning stove on a slate hearth, plus a fourth double bedroom with its own external door into the garden, served by a bathroom with both a panelled bath and wet-room-style shower. The annexe kitchen features a good range of units beneath black granite worktops, incorporating a 1.5-bowl stainless steel sink and drainer, integrated AEG four-ring electric hob, electric oven and dishwasher, plus a built-in fridge and separate freezer.

#### OUTSIDE

The barn is approached via a long, hedged driveway leading to a generous concrete yard, in addition to the detached timber garage with power, lighting and fitted shelving, plus both a remote-controlled, up-and-over door and double doors to the rear. Adjacent to the yard is an orchard with 17 trees, including a range of apple varieties, as well as pear, cherry and plum. Opposite is a highly productive vegetable garden with several raised beds and further espaliered apple and pear trees. The principal gardens lie to the side and rear of the barn, facing south and laid to lawn, along with an extended walled garden planted with superb colour and variety, and featuring a timber summerhouse. To the south of the barn is an enclosed meadow paddock of approximately 3.3 acres, with separate gated road access, bringing the total extent of the site to circa 4.47 acres.

#### SERVICES

Mains electricity and water. Private drainage via a septic tank. Oil-fired central and underfloor heating (Worcester boiler replaced December 2022). Two solar thermal panels supplement the hot water. Standard broadband is available (our clients use Airband). Limited mobile voice/data services are available via all four major providers (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

#### AGENT'S NOTES

1. The property benefits from Dartmoor Commoners' rights to graze seven units of livestock.
2. Our clients obtained prior approval from Dartmoor National Park on 30th November 2022 (valid for 5 years), under application reference: 0387/22, for the erection of an agricultural building. The building itself has not yet been erected.
3. Please note, the field shelter and garden tool shed is not included with the sale.

#### VIEWINGS AND DIRECTIONS

Viewings are strictly by prior appointment with the vendors' sole agents, Stags. The What3words reference is ///elections.sands.trams. For detailed directions, please contact the office.

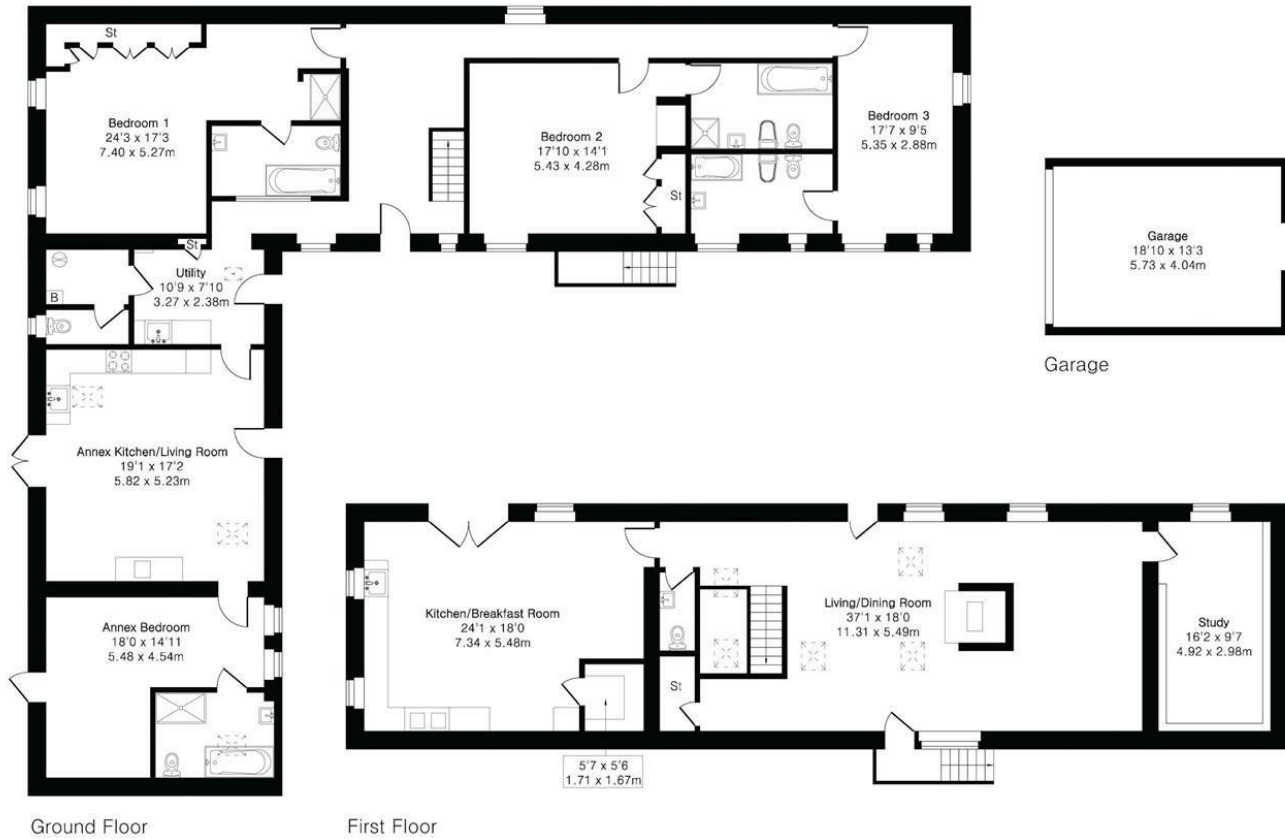


**Approximate Gross Internal Area 3395 sq ft - 315 sq m  
(Excluding Garage)**

Ground Floor Area 2103 sq ft – 195 sq m

First Floor Area 1292 sq ft – 120 sq m

Garage Area 249 sq ft – 23 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

**Energy Efficiency Rating**

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

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