



Brook Barn



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Ashcombe, Dawlish, Devon, EX7 0QD

Exeter 12 miles, Teignmouth 5 miles

A stylish semi-detached barn conversion set in a wonderful semi-rural position with landscaped gardens and land amounting to 1.12 acres.

- Stylish family home
- Open plan living area
- Landscaped gardens
- Land amounting to 1.12 acres
- Council tax band: D
- 3 double bedrooms
- Rural but accessible location
- Paddock
- Mezzanine landing
- Freehold

Guide Price £450,000

SITUATION

Ashcombe is a picturesque and peaceful village set within the rolling countryside of Devon, offering a quintessential rural lifestyle while remaining conveniently close to the coast. Just a short drive away is the seaside town of Dawlish, known for its sandy beaches, coastal walks, independent shops, cafés, and railway links along the scenic Riviera Line. The nearby market town of Teignmouth provides a wider range of amenities including supermarkets, restaurants, schools, and leisure facilities. For those needing to travel further afield, the cathedral city of Exeter is easily accessible, offering excellent shopping, dining, and transport connections, including access to the M5 and mainline rail services.

DESCRIPTION

The property is a stylish semi-detached barn conversion set in a wonderfully semi-rural but accessible location in the Ashcombe Valley. One of a pair of converted former barns, Brook Barn offers a striking open plan living area with an impressive mezzanine, 3 double bedrooms, 2 bathrooms and a boot/utility room. To the front of the property is a private parking area whilst to the side are landscaped gardens with a storage shed and office. To the rear of the house is a gently sloping paddock of 1.12 acres.



ACCOMMODATION

A door from the parking area opens into a stylish open-plan living space, thoughtfully designed for modern family living and entertaining. The contemporary kitchen is fitted with a range of wall and base units, integrated appliances and a well-positioned breakfast bar, creating an ideal social hub. Beyond, the generous sitting and dining area enjoys a feature wood-burning stove and French doors opening onto the gardens, allowing for an abundance of natural light and a seamless connection to the outside.

Leading from the living area is a double ground floor bedroom with fitted cupboards, together with a well-appointed shower room with WC and a practical utility/boot room, which also provides access to the rear garden. Stairs rise to an impressive glazed mezzanine landing, creating a striking architectural feature and enhancing the sense of light and space. From here are two further double bedrooms, both benefiting from fitted cupboards, together with a family bathroom.

GARDENS AND GROUNDS

Doors from both the sitting room and utility/boot room open onto the gardens, which extend to the side and rear of the property. Beautifully landscaped, the gardens comprise areas of level and sloping lawn interspersed with well-stocked flowering borders, creating an attractive and established setting.

A paved sun terrace is ideally positioned to make the most of the far-reaching rural views, providing an excellent space for outdoor dining and entertaining. To the rear of the garden is a detached home office and shed, whilst to the side are a number of raised vegetable beds.

A gate from the garden leads through a five-bar gate into the adjoining paddock. Gently sloping, the paddock enjoys magnificent elevated views across the surrounding countryside from its upper reaches. In all the property extends to 1.12 acres.

AGENTS NOTE

The property benefits from a right of way, on foot and by vehicle, providing access to the paddock situated to the rear of the house. The property shares a section of entranceway with a neighbouring property.

SERVICES

Mains water and mains electricity.

Private drainage (treatment plant).

Underfloor heating on the ground floor and radiators on the first floor.

Central heating provided by an air source heat pump.

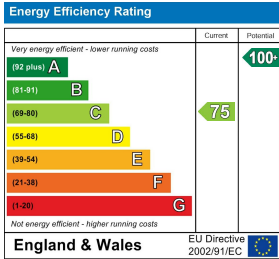
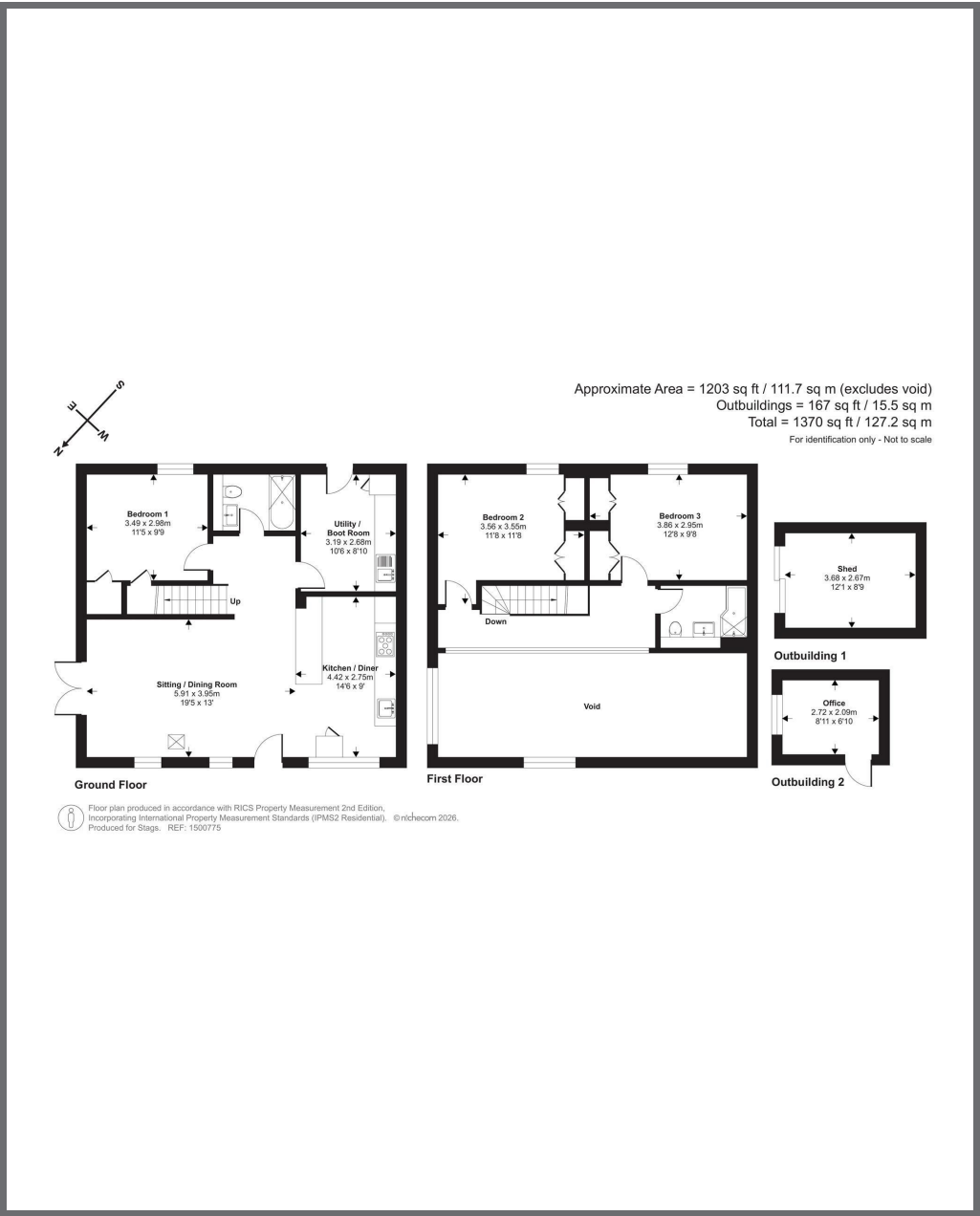
DIRECTIONS

From Exeter proceed on the A38 and bear left onto the A380 over Haldon Hill. Continue on the dual carriageway turning off onto the B3192 signposted Teignmouth. At the first roundabout take the first exit. After approx. 0.8 miles you will pass St. Nectan's Church on your right and take the next right hand turn. After approx. 0.8 miles take a sharp right hand turn signposted Teignmouth. After a short distance you will find Brook Barn on your left.

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