4 Brooking Barn

4 Brooking Barn, Ashprington, Totnes, TQ9 7UL

Totnes 3 miles; Exeter 22 miles; Plymouth 26 miles

A beautifully presented barn conversion with delightful gardens, and garage, set within this highly regarded South Hams village

- Attractive three double bedroom barn conversion
- Good size front and rear gardens
- Light and spacious sitting room
- Stylish shaker kitchen/dining room
- Beautifully presented throughout
- Garage and allocated parking
- Sought-after South Hams village
- Easy access to Totnes and major transport links
- Freehold
- Council Tax Band D

Guide Price £450,000

SITUATION

Ashprington is a quintessential South Hams village set above the River Dart, surrounded by rolling countryside and located within the South Devon National Landscape. The village enjoys a well-regarded public house, historic church and active community, all within an unspoilt and peaceful setting.

The historic town of Totnes lies approximately 3 miles away and offers a wide range of independent shops, supermarkets, cafés and restaurants, together with primary and secondary schooling and a mainline railway station providing direct services to London Paddington. The A38 Devon Expressway is within easy reach, giving convenient access to Exeter, Plymouth and the wider motorway network.

DESCRIPTION

Offering an appealing blend of character and comfort, 4 Brooking Barn is a delightful barn conversion providing light-filled and well-proportioned accommodation throughout.

Converted in the 1970s from a 19th century barn, the property retains attractive stone elevations and a distinctive façade, whilst internally presenting beautifully maintained living spaces ideally suited to modern life. A particular highlight is the generous sitting room with wood burning stove and the stylish shaker kitchen/dining room opening directly onto the rear garden.

The property also benefits from private front and rear gardens, a single garage and allocated parking.

ACCOMMODATION

A wooden entrance door opens into the hallway, where original parquet flooring creates an immediate sense of character. From here, a door leads into the spacious sitting room, enjoying a large window overlooking the front garden and an inset wood burning stove.

The kitchen/dining room is fitted with an attractive range of shaker-style units with wooden work surfaces and a Belfast sink. Integrated appliances include a double oven, induction hob and fridge/freezer. There is ample space for a dining table and seating area, together with useful understairs storage. French doors open onto the rear patio.

On the first floor are three well-proportioned double bedrooms. The family bathroom is fitted with a white suite comprising bath with electric shower over, wash basin and WC. Loft access is available from the landing.

OUTSIDE

The property is approached via a wooden gate opening onto a stone pathway, bordered by lawn and established hedging, leading to the solid timber entrance door set within the attractive stone façade. The front garden is mainly laid to lawn with mature planting, providing a pleasant outlook and a degree of privacy.

To the rear, a paved terrace adjoins the property with steps rising to a gravelled terrace and upper seating area with timber retaining sleepers and natural stone walling, all enjoying a sunny and private aspect. A timber shed provides useful storage.

A gate to the left-hand side of the terrace provides access to the garage and parking

SERVICES

Mains water, drainage and electricity. Oil-fired central heating and wood burning stove.

According to Ofcom, superfast broadband is available and mobile coverage is predicted to be good outdoors with EE and O2, good outdoors with Three (variable indoors), and variable outdoors with Vodafone.

DIRECTIONS

From Totnes, proceed on the A381 towards Kingsbridge. At the top of Kingsbridge Hill turn left signposted for Ashprington, Tuckenhay and Cornworthy. Continue into the village and turn right at the War Memorial. Proceed down the hill and 4 Brooking Barn will be found on the left-hand side. An archway immediately before the property leads to the garage and parking.

Approximate Gross Internal Area 1060 sq ft - 98 sq m
(Excluding Garage)

Ground Floor Area 530 sq ft – 49 sq m
First Floor Area 530 sq ft – 49 sq m
Garage Area 130 sq ft – 12 sq m

PINK PLAN

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.

STAGS

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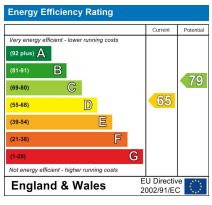
STAGS



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