



LOWER ELSFORD BARN

Bovey Tracey, Devon



A STYLISHLY CONVERTED, TRADITIONAL STONE BARN WITH ANNEXE, OUTBUILDINGS AND PASTURE PADDOCKS, IN A PEACEFUL DARTMOOR SETTING

Summary of accommodation

Ground Floor: Sitting room | Dining room | Study | Kitchen/breakfast room | Utility room

First Floor: Galleried landing | Principal bedroom/bathroom suite | Three further bedrooms and bathroom

Annexe: Sitting room | Kitchen | Utility room | Bedroom/shower room suite

Outside: Garage | Carport | Barn | Gardens | Pasture paddocks

In all about 14.12 acres

Distances: Lustleigh 3.5 miles, Bovey Tracey 4 miles, A38 6.5 miles, Newton Abbot 10 miles, Exeter 13 miles
(All distances are approximate)

Offers in excess of £1,250,000

SITUATION

Lower Elsford Barn is situated above the wooded escarpment overlooking the gorgeous Wray Valley, on the eastern side of Dartmoor National Park.

The picturesque village of Lustleigh, one of Devon's most attractive, is the nearest, being a quintessential English village, with its thatched cottages and period houses clustered around the village green and church, winding lanes and friendly atmosphere. There is a popular inn, The Cleave, a village shop and post office, Primrose Tearooms and cricket ground, as well as an active community with village hall, annual May Day celebrations and Lustleigh Summer Show.

Also within easy reach is the moorland town of Bovey Tracey, providing a more extensive range of amenities including shops, supermarket, primary school, cafés and restaurants, as well as an 18 hole golf course. There is also golf at Bovey Castle. Moretonhampstead is approximately 3 miles away which has a butchers, greengrocers, Post Office, GP surgery and Co-op.

The university and cathedral city of Exeter provides a comprehensive selection of cultural, shopping, leisure and sporting facilities.

Secondary schools in the area include South Dartmoor College and there are private schools at Stover, near Newton Abbot as well as Exeter School and Maynard School for girls in Exeter.

Nearby are the beautiful Kennick, Tottiford and Trenchford Reservoirs, providing a haven for a variety of wildlife, delightful walks and fishing. Dartmoor is renowned for its spectacular scenery, with its heather clad moorland, granite tors and wooded valleys bisected by rushing streams and rivers, and there are many opportunities on the doorstep for walking, riding, fishing etc.

There is quick access, via Bovey Tracey, to the A38 dual carriageway, leading west to Plymouth and east to Exeter, where there is access onto the M5 motorway and an airport. At Newton Abbot is a station with mainline connections to London (Paddington). From Plymouth there are ferries to France and Spain.



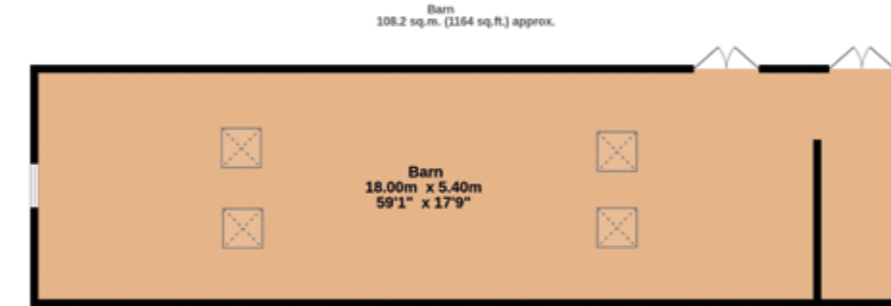
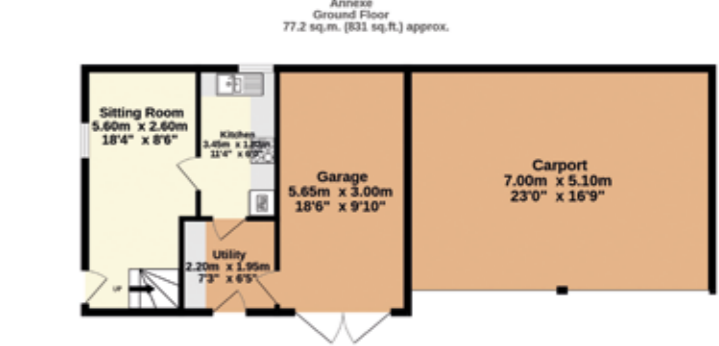
THE PROPERTY

Lower Elsford Barn is situated off a shared private no-through lane in peaceful, rural surroundings. The house consists of a stylishly converted traditional stone barn, including attached former round house, and now provides well presented and spacious family accommodation.

At the heart of the house is the beautifully light, partly full height, 24 foot sitting room with exposed beams and timbers and granite fireplace and wood burner. Off this room, at one end, is the dining room and study, each with glazed doors to the gardens, and, at the other end, steps lead to a lobby with French doors to the gardens and a doorway into the lovely, large kitchen/breakfast room, incorporated into the former round house, with fitted kitchen with AGA, island and full height window and glazed door to the terrace.



On the first floor is the galleried landing overlooking the sitting room and the principal suite with bedroom having fitted wardrobe cupboards and large bathroom with freestanding bath and shower. There are three further bedrooms, one with a 'Juliet balcony', and another bathroom.



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

Approximate Gross Internal Area
423.5 sq.m. (4559 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.



A private entrance drive forks off the lane and leads down to a yard area with parking and turning space for several vehicles beside the house.

THE ANNEXE

Adjacent to the main house is an Annexe comprising, on the ground floor, a fully fitted kitchen, dining/sitting room, and, on the first floor a bedroom with adjoining shower and toilet.



There is an enclosed garage and parking for two vehicles in the car port. There is a Long Barn in the grounds with water and electricity which is currently used for storage of garden machinery but, subject to planning consent, could be converted into additional accommodation.





On the other side of the yard and drive is a large stone barn and, around the house and buildings, are beautifully maintained and well-stocked landscaped gardens incorporating paved terraces, lawns, a profusion of ornamental plants, shrubs and trees, a wildlife pond, a vegetable garden with raised beds and a fruit garden, with the terrace adjacent to the kitchen offering excellent scope for al fresco dining and a dedicated BBQ station.

To either side of the lane are two extensive, gently sloping, pasture paddocks.

There is a public footpath along the lane past the property which leads down through the woods into the Wray Valley and on towards Lustleigh.

PROPERTY INFORMATION

Tenure: Freehold

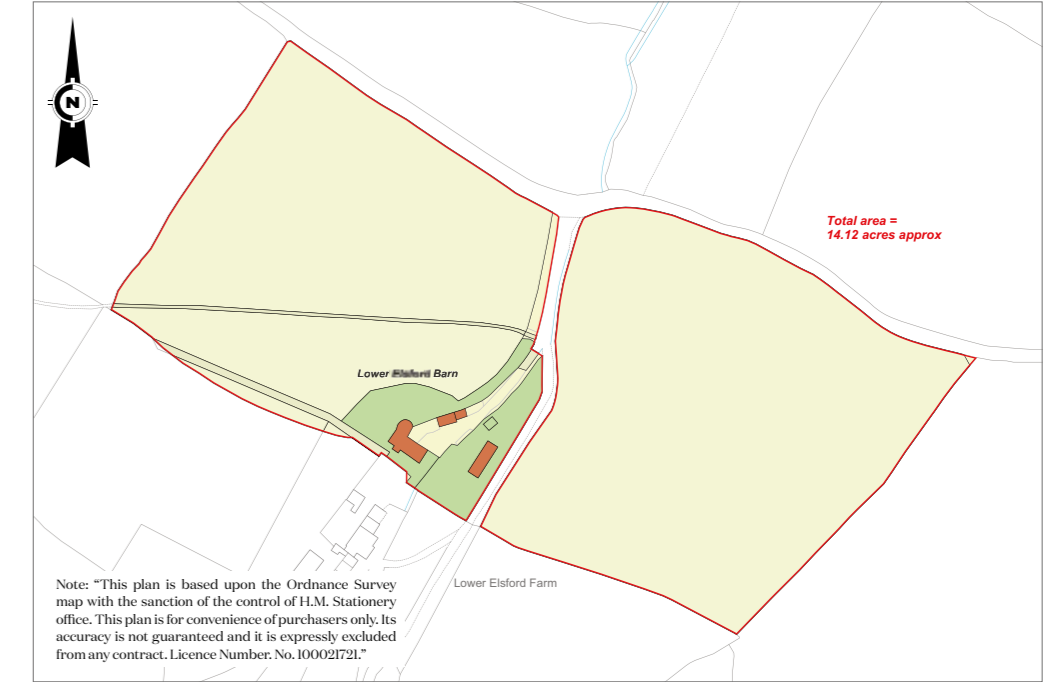
Services: Mains electricity. Private water and drainage. Oil fired heating.

Local Authority: Teignbridge District Council: 01626 361101

EPC: E

Council Tax: Band G

Directions: TQ13 9NY what3words ///showed.crinkled.spice



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