

THE BARN UGBOROUGH



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



LOCATION

Ugborough is a charming old South Hams village set in beautiful countryside, mentioned in the Domesday Book, with a long history dating back to Saxon times. Today, there is a primary school, restaurant/pub and the 12th century church flanks one end of the large village square, where the annual fair is still held. For more comprehensive shopping, there is Ivybridge to the west, Modbury to the south, and Plymouth is within easy commuting distance via the A379 or A38. The Salcombe and Yealm estuaries are close by providing water sports facilities. The village of Ermington is situated about a mile away and offers a general store, village inn, church and primary school.

DESCRIPTION

Set in a peaceful semi-rural location near the sought-after village of Ugborough, this substantial barn conversion sits in approximately 3.6 acres of beautifully maintained grounds. Full of charm and character, the property features exposed beams, glazed panels, and a striking sitting room with vaulted ceiling and balcony. The versatile accommodation includes four bedrooms, including a master with ensuite, a family bathroom, shower room, kitchen, dining room, and an additional reception space. Outside, the property boasts a heated outdoor swimming pool, paddock, double garage, ample parking, and delightful gardens — offering an exceptional countryside lifestyle in a prime South Hams location.

ACCOMMODATION

A generous entrance hall with glazed panelling, stairs to the first floor, and access to the rear patio garden sets an impressive tone on arrival. To the right are three ground floor bedrooms, served by a family bathroom. To the left, the living and entertaining areas unfold, full of character with exposed beams and stone walls. A welcoming reception space links the kitchen and dining room, offering flexibility as a study or additional seating area.

The kitchen features a range of matching wall and base units, tiled flooring, a boiler cupboard, space for appliances, two sinks, and an Aga. The adjoining dining room enjoys a rear aspect with two sets of patio doors opening onto the garden, continuing the theme of exposed stone and tiled floors.

Upstairs, the first-floor landing opens into a spectacular sitting room, where a full wall of glass floods the space with light. With a vaulted ceiling, dual aspect, wood burner, exposed timbers, and stonework, it's a striking central feature of the home. Patio doors lead out onto a private balcony, perfect for taking in the views.

Also on the first floor is the spacious master suite, enjoying a dual aspect, lovely views, and an ensuite bathroom. A separate shower room is located off the landing.

GROUNDS

The title plot extends to approximately 3.6 acres, introduced by a stone-walled entrance with two sets of timber five-bar gates leading to a sweeping driveway. This approach curves up to the main house and a detached double garage, offering ample parking.

The grounds are beautifully landscaped, featuring expansive lawns, mature trees, established shrubs, and colourful flower beds. Thoughtfully positioned seating areas are nestled throughout, offering tranquil spots to enjoy the natural surroundings. To the front of the property lies a delightful outdoor heated swimming pool with lounging space and outdoor lighting — a perfect setting for relaxation and entertaining.

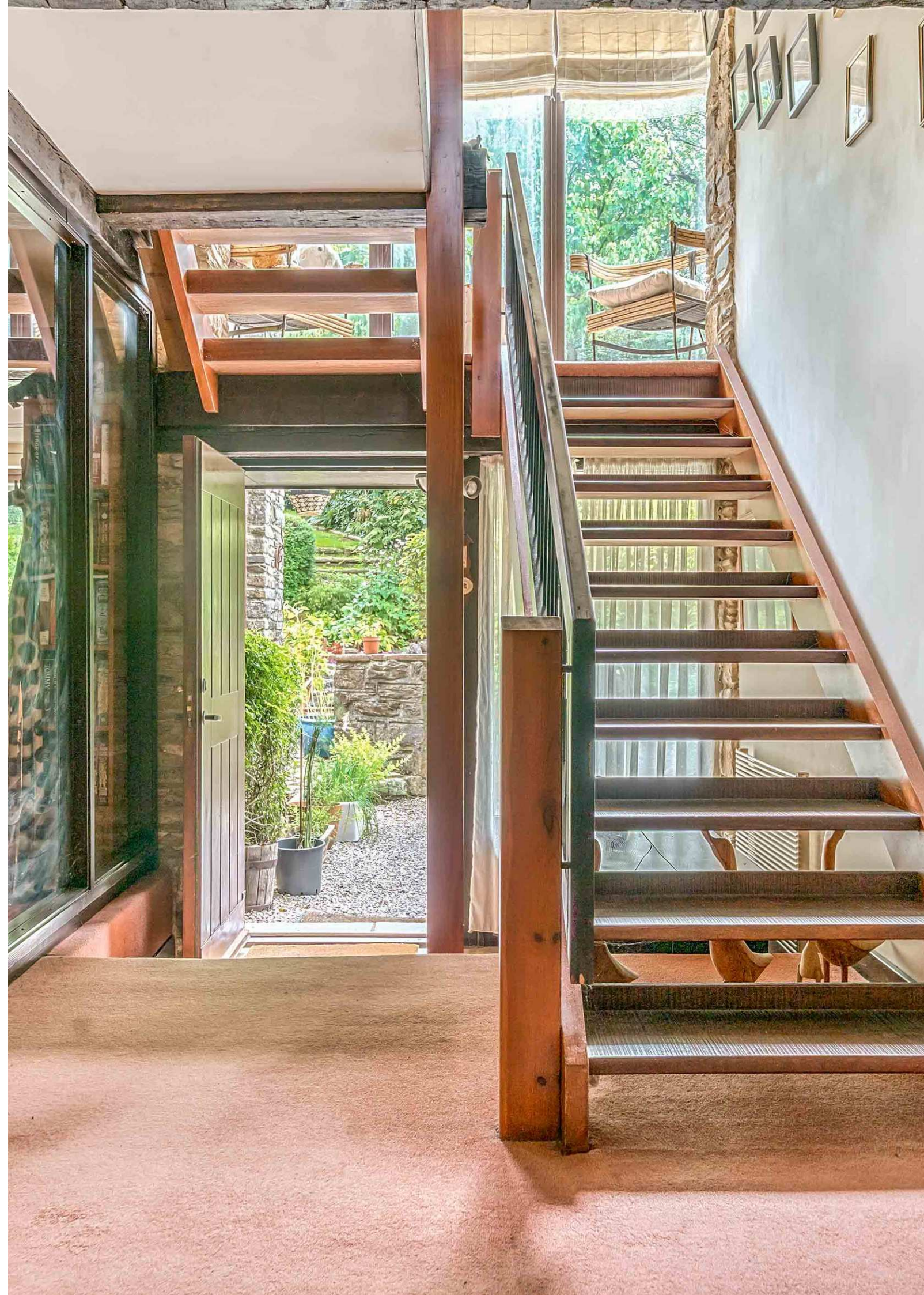
A wildlife pond, bordered by mature planting, adds to the sense of peace and connection with nature. In addition, there is a separate paddock of approximately 2 acres with its own access off the lane. A public right of way and a pylon cross the paddock.





KEY FEATURES

- Superb rural location near the village of Ugborough
- A charming and substantial barn conversion
- Set in 3.6 acres
- Delightful gardens, patio, balcony, orchard and paddock
- Heated outdoor swimming pool
- Double garage and ample parking





PROPERTY DETAILS

Property Address

The Barn, Well Cross, Ugborough, Devon, PL21 0PD

Mileages

Plymouth 13 miles, Modbury 5 miles, A38 2 miles
(Distances Approximate)

Services

Mains electricity. Oil fired central heating. Private water and private drainage. Air Source heat pump for the outdoor swimming pool.

EPC Rating

Current: E, Potential: D

Council Tax Band

F

Tenure

Freehold

Authority

Devon County Council

Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Directions

From Exeter, on the A38, leave at Wrangaton junction and turn left at the end of the slip road. Continue to the junction and turn right in the direction of Plymouth on the A3121. At the roundabout take the third exit and continue on the A3121 then turn left just before Ugborough Garage, then turn immediately left and the property can be found on the left.

Viewing

Strictly by appointment with the sole agents, Marchand Petit, Modbury. Tel: 01548 831163.

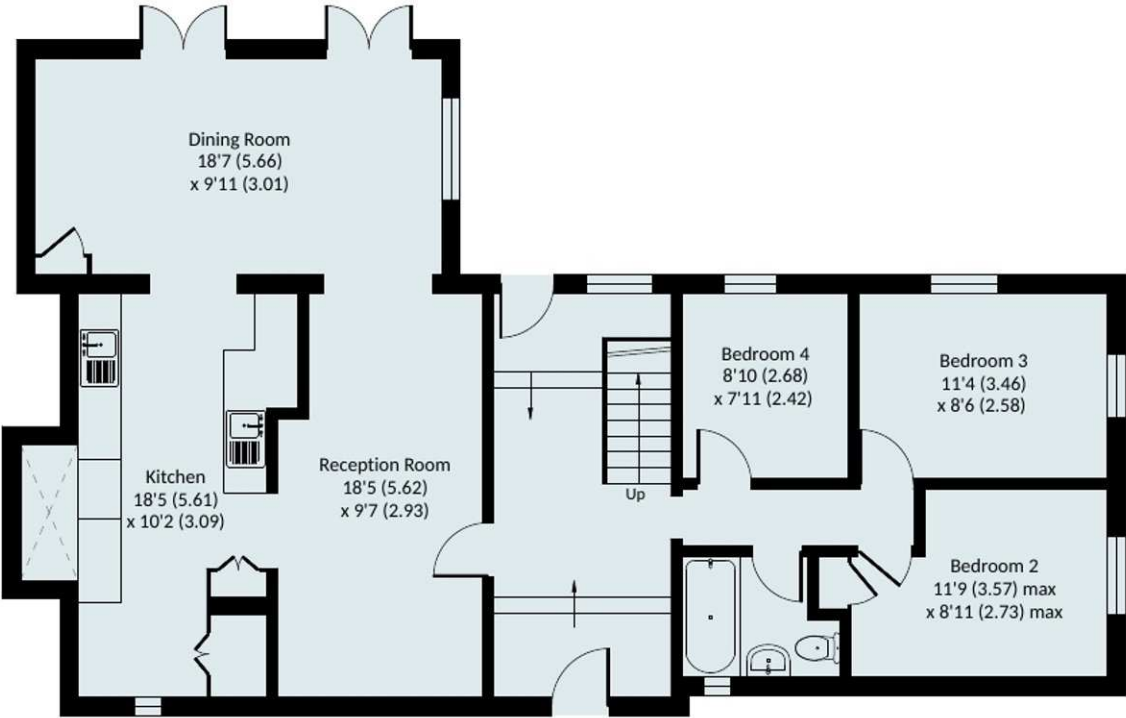


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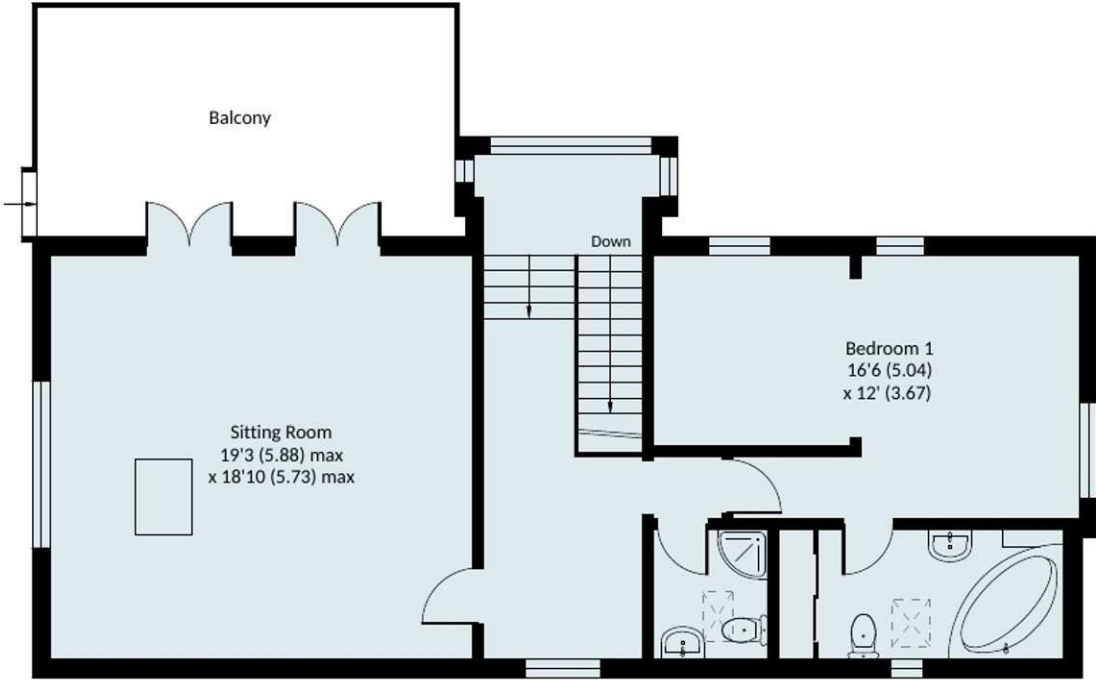
FLOOR PLAN

Approximate Area = 1958 sq ft / 181.9 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Marchand Petit Ltd. REF: 1336620



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