



Our View “A property that must be seen to be appreciated”

Originally built in 1850 and converted in 2005, this delightful barn conversion features four bedrooms (two en suite) and spacious living areas, along with superb gardens and is situated in the heart of Denbury.

The accommodation comprises a reception hallway which is very bright and spacious, featuring a vaulted ceiling with Velux windows that allow an abundance of natural light to flood the space. Solid oak flooring continues throughout the entire ground floor. The hallway leads into a pleasant seating area/snug, with an opening through to a superb kitchen/breakfast room. This room features a range of wall and base-level units with granite work surfaces, a sink with mixer tap and integrated drainer, a range cooker with extractor hood and light above, an integrated dishwasher, and space for a fridge/freezer. Within the breakfast area, there is bespoke seating and a bar with space for a wine cooler. There is also a double-glazed window to the side and feature sliding doors to the front of the property. To the opposite side of the reception hallway is a pleasant dining room with a door providing access to the front of the property and a built-in storage cupboard. Completing the ground floor accommodation is the main living room, which is generously proportioned and features a woodburner with a granite surround, original wooden beams, and a double-glazed window and door leading to the front courtyard. From the reception hallway, stairs rise to the first-floor landing, providing access to four bedrooms, two of which feature en suite shower rooms. One bedroom also benefits from double-glazed doors opening onto a Juliet balcony

overlooking the garden. A family bathroom is also located on this floor and comprises a low-level WC, pedestal wash hand basin, and feature sunken bath with tiled surround. The bathroom also benefits from fully tiled walls and Velux windows. From the landing, there is access to an airing cupboard and a hatch providing access to the loft space. Externally, Rowan Barn enjoys delightful gardens. To the front, a stone-chipped driveway provides off-road parking for two vehicles and leads to the front entrance and courtyard. Also located at the front of the property is a utility room with space and plumbing for a washing machine and tumble dryer. A stone wall and archway provide access to the main gardens situated to the side of the property, featuring a large chipped seating area and a spacious, level lawn. The garden is bordered by an attractive assortment of flower beds and an exposed stone wall, and enjoys a high degree of privacy along with views over the surrounding countryside. At the end of the garden is a vegetable patch and a summer house with power and lighting, offering a range of potential uses. Gated access at the front leads to a further parking area for two vehicles. The outside space is an outstanding feature of this property and must be seen to be fully appreciated. The property also benefits from an EV charging point and fibre broadband availability. North Street is in the centre of Denbury, a popular village with an inn / restaurant, post office/shop primary school and Church. Newton Abbot is a short drive away with a good range of facilities and amenities including various shops and superstores, primary and secondary schools, hospital, leisure centre, and rail station on the London / Paddington to

Plymouth main line together with dual carriageway access to Exeter and the motorway network beyond. The open spaces of Dartmoor are within easy reach, as well as the seaside areas of Totnes, Torbay, Dartmouth, Kingsbridge and Teignmouth.

- Stunning barn conversion
- Delightful living room with woodburner
- Kitchen / breakfast room
- Dining room
- Four bedrooms (two ensuite)
- Bathroom
- Superb enclosed spacious gardens
- Utility room
- Parking for four cars
- NO ONWARD CHAIN

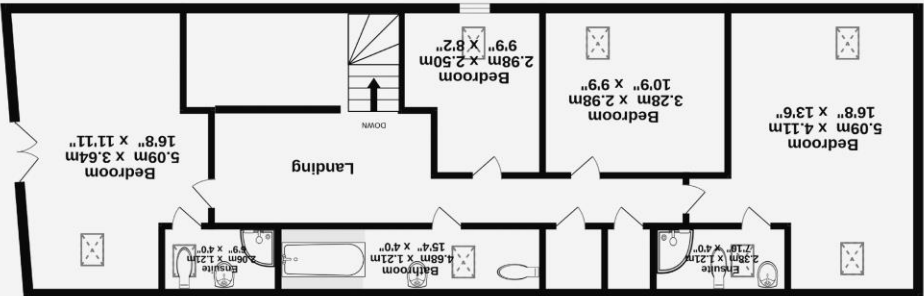




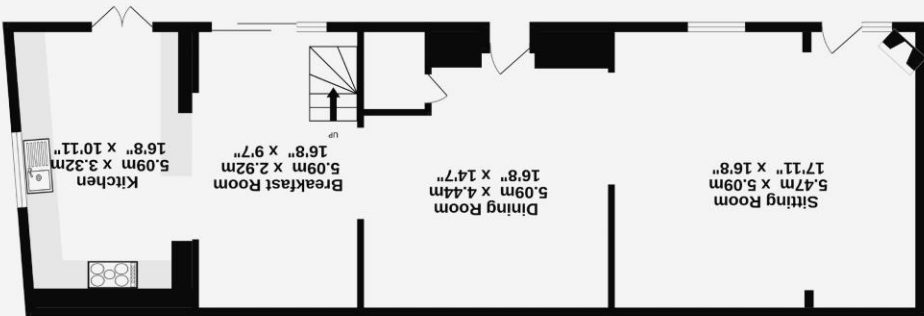
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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TOTAL FLOOR AREA : 173.4 sq.m. (1866 sq.ft.) approx.



1st Floor
85.2 sq.m. (917 sq.ft.) approx.



Ground Floor
88.2 sq.m. (949 sq.ft.) approx.

