



Mill Barn, Dunley Lane
Bovey Tracey, TQ13 9PW

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An impressive and substantial Potton Home in the style of a Devon Long House set in approximately one acre of gardens and grounds, offering generous accommodation including four en-suite bedrooms and a self-contained two-bedroom annexe. With superb reception spaces, countryside views, landscaped gardens and extensive ancillary accommodation, this is a versatile family home in an attractive semi-rural setting.

- Substantial characterful barn-style home
- Four generous double bedrooms, all en-suite
- Impressive principal suite with walk-in wardrobe
- Spacious kitchen with large central island
- Two reception rooms plus separate dining room
- Separate study/home office
- Self-contained two-bedroom first-floor annexe
- Annexe with independent access and private garden
- Large double garage with additional storage
- Set in approximately one acre of land

Mill Barn is an impressive and imposing Potton House design based on a Devon Long House with a useful two-bedroom annexe.



Deattached



Bovey Tracey



6
Bedrooms



5
Bathrooms



4 Reception
Rooms



Double Garage
Off Road
Parking



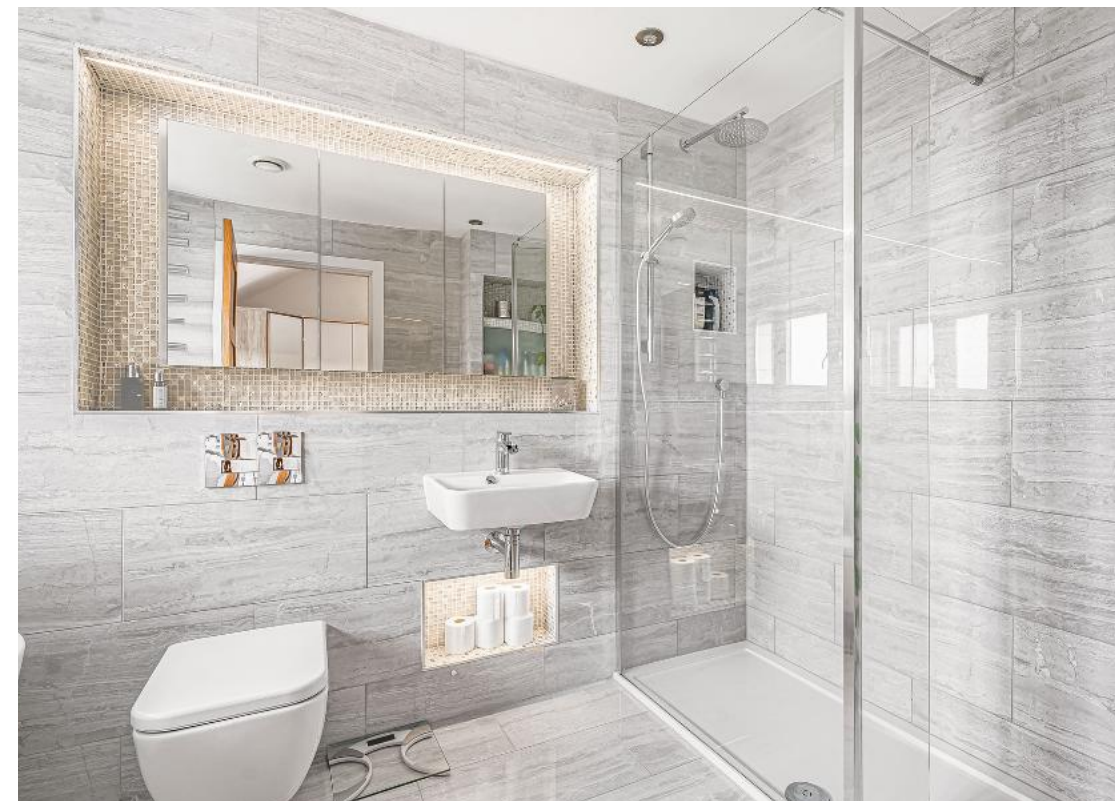
Garden 1 acre
approx



Council
Tax: G











**Approximate Gross Internal Area 4168 sq ft - 387 sq m
(Including Garage/Annexe & Excluding Outbuilding)**

Ground Floor Area 2151 sq ft – 200 sq m

First Floor Area 1348 sq ft – 125 sq m

Annexe Area 669 sq ft – 62 sq m

Outbuilding Area 245 sq ft – 23 sq m



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.

complete.

Whilst every attempt has been made to ensure the accuracy of the floor plans 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. Made with Metropix ©2023



THE HOME...

From the front door, you enter into a spacious and light-filled entrance hall, where an impressive open oak staircase rises to the first floor and creates an immediate sense of space. A WC is conveniently positioned off the entrance hall. Directly ahead is the dining room, a bright and welcoming entertaining space with extensive glazing overlooking the garden and direct access outside. To the left of the entrance hall are the two principal reception rooms. The snug provides a comfortable, more informal living space which could also be used as an office, while the generous main lounge enjoys plenty of natural light, garden views and access, together with an attractive exposed stone feature wall and wood-burning stove. To the right is the stunning kitchen breakfast room, fitted with an extensive range of cabinetry and generous work surfaces, centred around a large island with breakfast-bar seating. The kitchen features two integrated banked ovens and an integrated wine cooler, with dedicated space for an American-style fridge freezer and a dishwasher. The kitchen leads through to a useful utility room, offering further cabinetry and worktop space, together with dedicated space for a washing machine and an additional fridge/freezer. The utility room also provides external access, with a further WC located off this room. Beyond the utility room is internal access to the sizeable double garage, which also incorporates a sauna available by separate negotiation and additional storage areas.

The first floor provides an excellent arrangement of four generous double bedrooms, each benefiting from its own private en-suite, making the accommodation particularly well suited to family life and visiting guests. The principal bedroom is an especially impressive suite, with a spacious bedroom area, a dedicated walk-in wardrobe and French doors with Juliet-style balustrading overlooking the gardens and surrounding countryside. Its luxurious en-suite is beautifully finished with extensive tiling and includes a freestanding bath, separate walk-in shower, WC and wash basin. The three further bedrooms are all well-proportioned doubles, with plenty of natural light and attractive outlooks. Each has its own en-suite shower room, fitted with a shower enclosure, WC and wash basin. Oak flooring and matching oak doors and woodwork continue through much of the first floor, creating a warm and consistent finish throughout. A separate study is also positioned off the landing, providing a useful dedicated space for home working.

The property presents as a substantial, characterful barn-style home, set within approximately one acre of land, with a mix of weathered timber cladding, brick and stone elevations beneath pitched slate roofs. Olive-toned timber windows and doors complement the rustic exterior, while solar panels are fitted to part of the roof. The property is heated by a biomass boiler fuelled by wood pellets, with a dedicated pellet store conveniently located within the garage. Outside, there are extensive gardens and grounds with large lawns, mature trees, established planting and attractive open countryside views. A generous paved terrace runs along the rear of the house, providing several seating and entertaining areas. The gardens feature an attractive ornamental pond to the front, surrounded by colourful planting, together with further well-stocked beds and borders. The grounds also include a greenhouse and timber garden stores/outbuildings. To the front is a substantial enclosed courtyard providing ample hardstanding, with colourful raised beds and container planting around the entrance. Overall, the approximately one-acre setting combines generous outdoor entertaining space with mature, semi-rural gardens and a particularly attractive countryside outlook.

Annexe

The property benefits from a self-contained first-floor annexe, accessed externally via its own flight of steps, providing a good degree of independence from the main accommodation. The annexe comprises a bright and spacious open-plan kitchen, living and dining area, with fitted kitchen units, integrated cooking facilities and ample space for both comfortable seating and dining. A wood-burning stove provides an attractive focal point to the living area. There are two double bedrooms, together with a shower room/WC. Large windows provide plenty of natural light and pleasant views over the surrounding grounds and countryside. A particular feature of the annexe is its own private garden area, separately enclosed and arranged with outdoor seating, established planting and colourful flower displays. Combined with its independent external access, this creates a versatile secondary living space well suited to extended family, guests or other ancillary accommodation. The current owners have successfully used the annexe for additional income via Airbnb.



LOCATION

Please check Google maps for exact distances and travel times. Property postcode: TQ13 9PW
what3words; scramble.colonies.smothered

Schools

- Chudleigh Knighton Pre-School: 1 mile
- South Dartmoor Community College: 8 miles
- Stover School: 3.7 miles

Nearby

- Finlake Resort & Spa: 3 miles
- Bovey Tracey Golf Centre: 3.3 miles
- Haytor Rocks: 6.3 miles

Transport Links

- Train station: Newton Abbot 6.3 miles
- Main travel link: A38 1.3 miles
- Airport: Exeter 16.9 miles

COMPLETE - Thoroughly Good Property Agents

Emlyn House, Fore St, Bovey Tracey, TQ13 9AD

t: 01626 832300

e: bovey@completeproperty.co.uk

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SIGNATURE HOMES

complete.