

ORCHARD BARN
ZEASTON


MARCHAND PETIT
COASTAL, TOWN & COUNTRY



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Orchard Barn
South Brent | Devon | TQ10 9EP

Mileages

Exeter - 30 miles | Modbury - 4 miles

Totnes - 8 miles

(approximate)

Accommodation

Ground Floor

Four Bedrooms (two with en-suite), Study/Fifth Bedroom, Bathroom, and Utility

First Floor

Sitting Room, Kitchen/Breakfast Room, and WC

Outbuildings

Summerhouse, Double Garage, Four Looseboxes, and Hay Barn

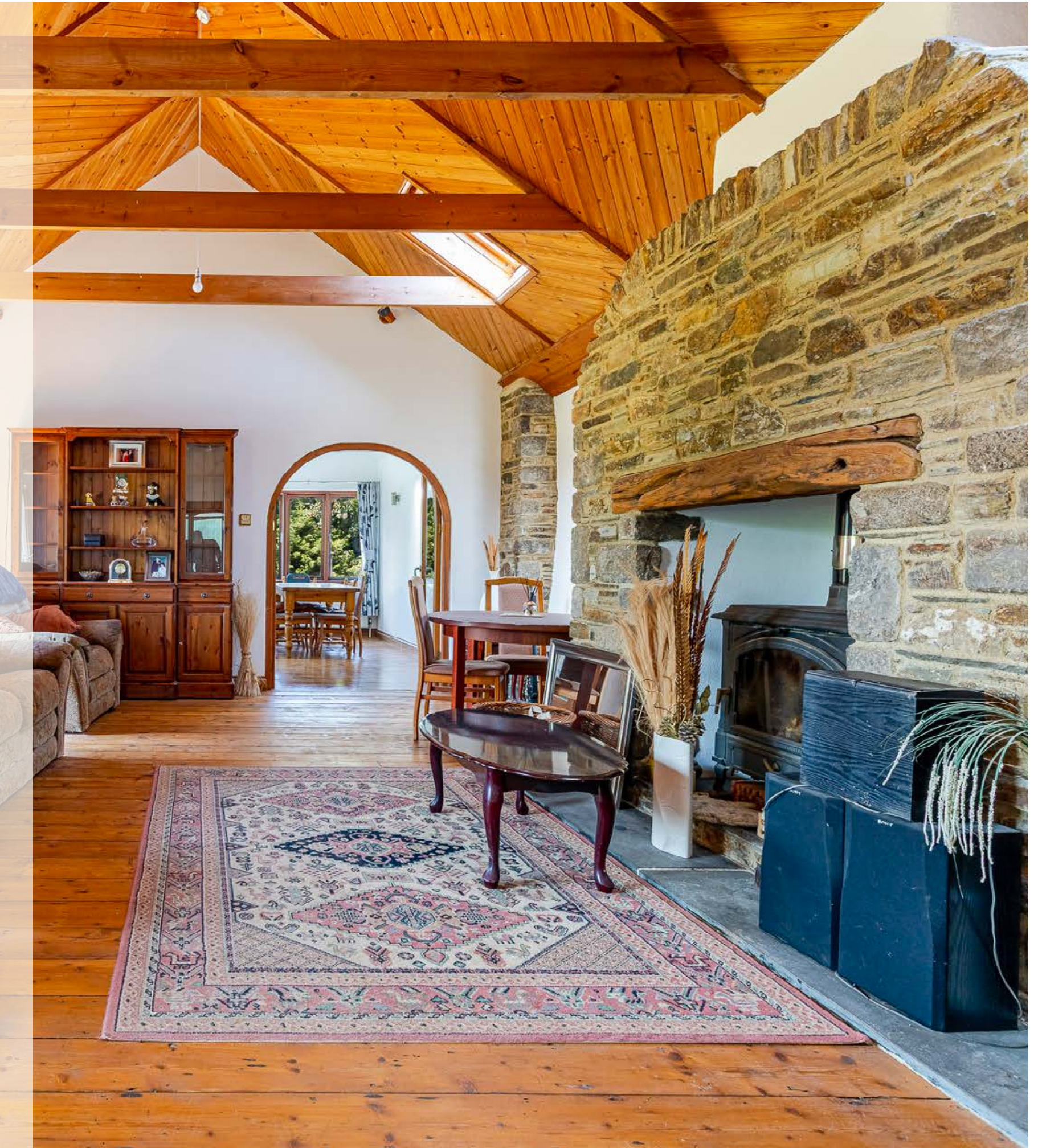
Outside

Private Lawn Garden, Multiple Enclosed Paddocks totalling approximately just over six acres, Large Driveway with Extensive Parking, and a 20m x 40m All Weather Arena

Marchand Petit Modbury

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4 Broad Street, Modbury, Devon, PL21 0PS



AT A GLANCE

For those seeking the quintessential equestrian lifestyle, Orchard Barn presents a rare opportunity to acquire a substantial character barn conversion with an exceptional equestrian offering.

THE PROPERTY

Orchard Barn presents a rare opportunity to acquire a substantial character barn conversion with excellent equestrian facilities. Occupying a peaceful and private position in the hamlet of Zeaston, the property combines generous family accommodation, attractive gardens and just over six acres of pasture with a thoughtfully designed range of facilities for horse and rider.

The property is approached along a long private driveway shared with just two neighbouring properties. Ample parking is available in front of the detached double garage, while mature trees and established boundaries create an attractive and secluded setting.

ACCOMMODATION

A welcoming entrance lobby, with an adjoining cloakroom, leads into the impressive sitting room. Its vaulted ceiling creates a wonderful sense of space, while a wood-burning stove provides an inviting focal point. This generous room is equally well suited to relaxed family living and entertaining.

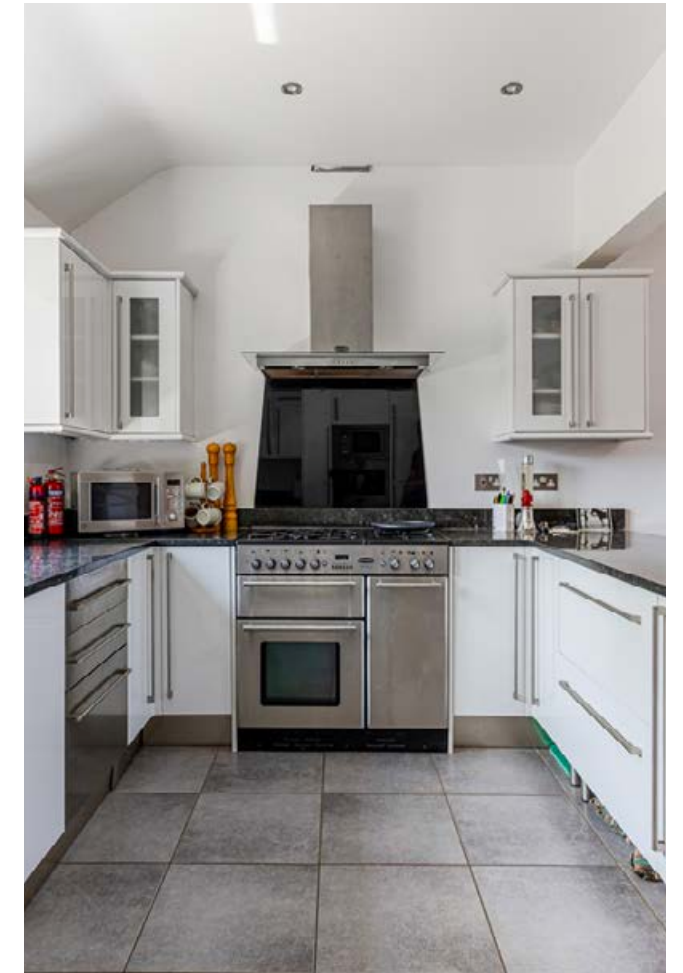
Glazed internal doors open into the spacious kitchen/breakfast room, which is fitted with a comprehensive range of modern units and integrated appliances. There is ample space for family dining. The bedroom accommodation comprises five well-proportioned bedrooms, two of which have en suite shower rooms, together with a well-appointed family bathroom.

A practical utility and boot room provides useful storage and direct access to the rear courtyard, making it particularly well suited to country and equestrian life.

OUTSIDE

The private gardens are predominantly laid to lawn and enclosed by mature, tree-lined boundaries. A summer house provides an appealing place from which to relax and enjoy the attractive garden setting.

The detached double garage is complemented by extensive driveway parking, with additional space available for larger vehicles.







EQUESTRIAN FACILITIES

The equestrian facilities are among Orchard Barn's defining features and have been carefully arranged to suit both leisure and competitive riders. An enclosed stable yard incorporates four loose boxes, a hay barn and a holding paddock. The yard also provides generous parking and turning space for horseboxes, trailers and agricultural vehicles.

The gently sloping, well-draining pasture extends to just over six acres and is divided into two main paddocks and additional smaller paddocks. The main paddocks benefit from their own water supply, while a field shelter provides further flexibility. A 20m x 40m all-weather arena is positioned at the top of the driveway and benefits from separate field-gate access. Excellent hacking is available directly from the property, with quiet country lanes, bridleways and the open moorland of Dartmoor National Park all within riding distance.

- Enclosed stable yard with four loose boxes and a hay barn
- 20m x 40m all-weather arena
- Just over six acres of gently sloping, well-draining pasture
- Two securely fenced paddocks, each with a water supply
- Holding paddock and field shelter
- Extensive parking and turning space for horseboxes and trailers
- Excellent hacking directly from the property
- Dartmoor National Park within riding distance







Property Details

Services:	Mains water, electricity and gas. Gas Fired Central Heating. Private drainage via a shared septic tank serving Orchard Barn and the two neighbouring properties.
EPC Rating:	TBC
Tenure:	Freehold
Council Tax:	Band F
Local Authority:	South Hams District Council

Key Features

- Substantial detached character barn conversion
- Spacious and versatile family accommodation
- Impressive vaulted sitting room with wood-burning stove
- Modern kitchen/breakfast room with integrated appliances
- Five well-proportioned bedrooms, including two en suites
- Private lawned gardens with a summer house
- Detached double garage and extensive driveway parking

Situation & Location

Orchard Barn enjoys a peaceful rural setting in the hamlet of Zeaston, surrounded by some of the South Hams’ most picturesque countryside. Despite its tranquil position, the property is conveniently situated for the popular village of South Brent, which provides a useful range of everyday amenities, including independent shops, cafés, a primary school, health centre and traditional public houses. The nearby A38 Devon Expressway offers convenient connections to Plymouth, Exeter and the M5, making Orchard Barn both peaceful and accessible. For equestrian enthusiasts, the location is particularly appealing, with direct access to excellent local hacking and Dartmoor National Park within riding distance.

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

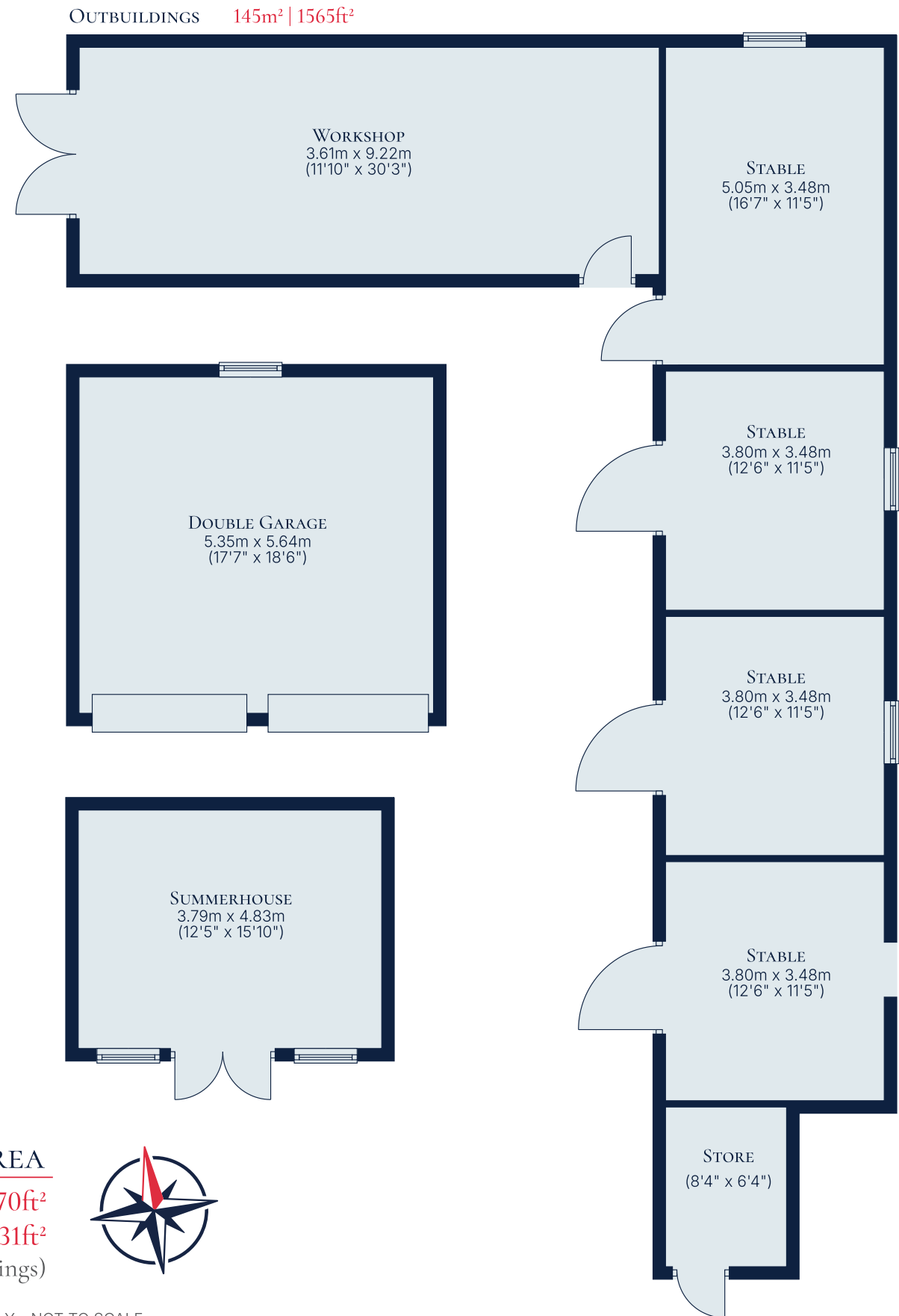
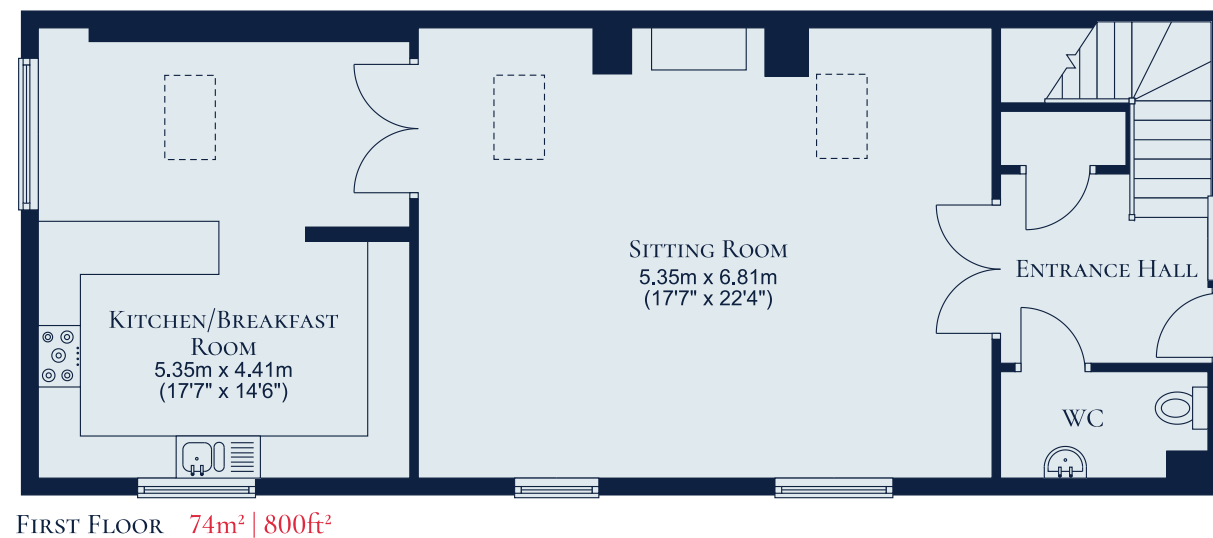
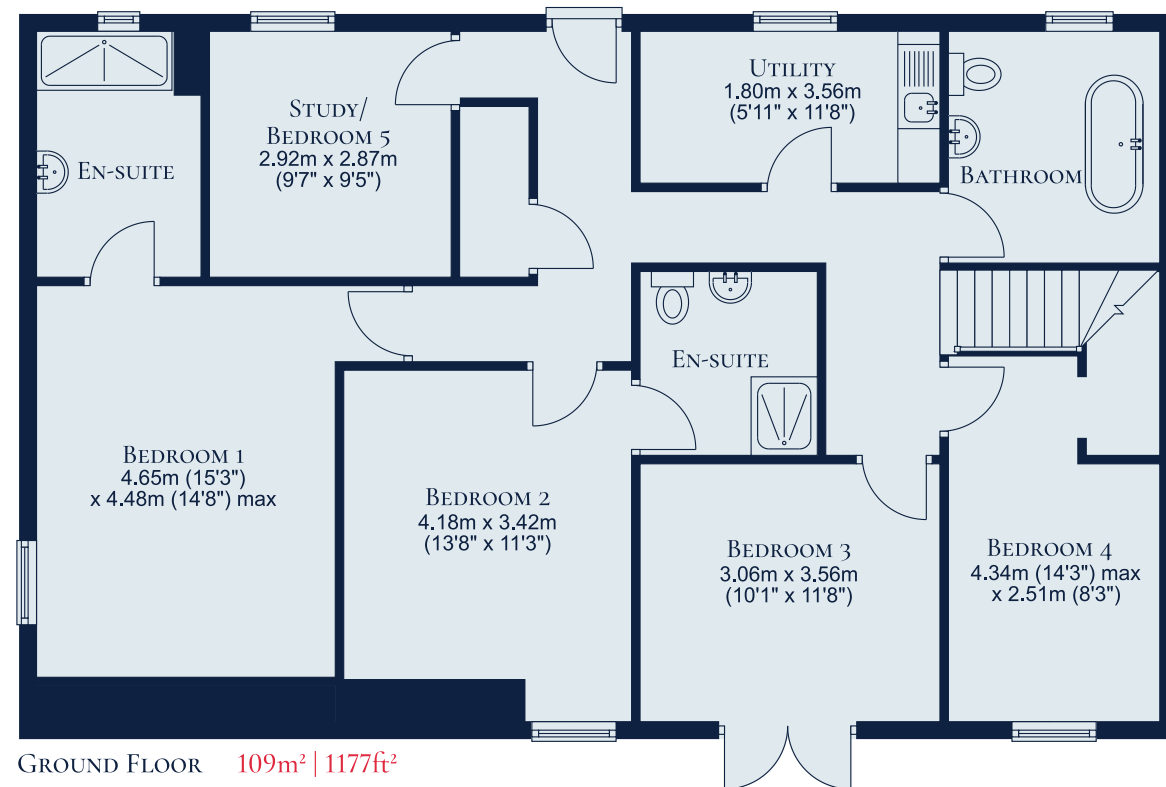
From Marchand Petit’s Modbury office, take the A379 towards Ermington. At the roundabout, take the second exit onto the A3121 towards Ivybridge. Before the A38, turn right at The Sign of the Owl and continue for approximately one mile. The entrance to Orchard Barn is on the left. Follow the private driveway serving three properties to the end, then park in front of the detached double garage.

Viewing

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







APPROXIMATE AREA

Main House 183m² | 1970ft²
Total 329m² | 3531ft²
(including outbuildings)



FOR IDENTIFICATION ONLY - NOT TO SCALE

IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office.

MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.






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