



Quither Barn







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Quither, Near Tavistock, Devon, PL19 0PZ

Dartmoor National Park (Black Down Common) 4 miles • Tavistock Town Centre 5.5 miles •  
Launceston (via A30) 10 miles • Plymouth City Centre (via A386) 20.5 miles • Exeter 39 miles

A magnificent, extremely energy-efficient and high-specification barn conversion of over 3,800sq.ft, with superb 1-acre gardens and pasture fields of almost 7 acres, in a very quiet and exclusive countryside hamlet.

- Exceptional Modern Barn Conversion
- Hugely Versatile Reception Rooms
- Wonderful, Varied 1-acre Gardens
- Double Garage and Gated Drive
- Freehold
- 4/5 En-suite Double Bedrooms
- Highly Energy Efficient (B-rated EPC)
- 7 Acres of Paddocks, Stable & Tack
- Peaceful and Private Location
- Council Tax Band: G

Guide Price £1,150,000

## Stags Tavistock

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## SITUATION

This hugely impressive property is situated in the quiet countryside settlement of Quither in West Devon, just 5 miles outside of Tavistock, enjoying superb peace and shelter within a plot that amounts to over 8 acres in all. Quither is located at the end of a no-through lane, with no passing traffic, and comprises just nine properties surrounded by picturesque pasture and woodland, offering its residents a very rare level of privacy and tranquillity.

Tavistock is a thriving market town on the edge of Dartmoor National Park in West Devon, forming part of a designated World Heritage Site, rich in history and tradition dating to the 10th century, and famed for being the birthplace of Sir Francis Drake. Today, the town offers a superb range of shopping, recreational and educational facilities, including the sought-after private school, Mount Kelly. Plymouth is 15 miles to the south of the town, and Exeter lies some 40 miles to the northeast, providing air, rail and motorway connections to London and the rest of the UK.

## DESCRIPTION

This magnificent, detached barn was converted, we understand, around 1990, and offers some extremely striking, well-proportioned and versatile accommodation, with 4/5 double bedrooms and 5 bathrooms in all. Alongside extensive character, including numerous exposed beams, A-frames and structural timbers, exposed stonework, slate flooring, and ledged timber doors, there are excellent modern comforts, including underfloor heating, an electric-gated entrance, and tasteful, contemporary kitchen and bathroom fixtures. Significantly improved by the current owners, recent energy efficiency upgrades to obtain a B-rated EPC include a sizeable PV panel array with battery storage, an EV charging point, and a new boiler, whilst other notable changes include the creation of a new bathroom, bespoke kitchen units, total external re-fencing, two equestrian outbuildings and four further garden buildings. The barn stands within extensive, varied gardens of around one acre and several paddocks amounting to a further 7 acres (5 purchased in 2023), which, together with a stable, tack room and feed store, should present strong appeal to those looking to keep horses or other domestic livestock. This is a truly exceptional countryside residence, in an enviable and exclusive setting, enjoying peace, privacy, and picturesque surroundings.

## ACCOMMODATION

The property is expansive and largely laid out reverse-level, with the accommodation initially comprised as follows: an entrance hallway; an incredibly impressive, triple-aspect principal reception room, which is open-plan between a sitting area centered around a substantial stone fireplace housing a log burner, and a kitchen/dining room, with a galleried seating area between; a vaulted, octagonal garden room offering considerable privacy and a connection to the gardens through any of seven sets of patio doors; a home office/family room, which, together with the rooms below, could form a self-contained annexe, and could also equally function as a fifth bedroom; a well-appointed, standalone bathroom; below the home office, a music room with patio doors to the front garden and internal access to the double garage; a library/reading room, with its own patio doors to the front garden, and; a dedicated utility/laundry room.





The kitchen is equipped with a wonderful range of bespoke units, including full-height pantry-style cupboards, plus a large matching island, all with black granite worktops. Appliances include a NEFF dishwasher and a Rangemaster cooker encompassing a 5-ring LPG hob, warming plate, double oven and grill.

Stairs lead down from the main reception room to a lower hallway where there are four principal, en-suite double bedrooms. The very impressive master suite comprises an enormous octagonal bedroom, located beneath the garden room, served by its own walk-through dressing room and a tasteful, Jack and Jill en-suite bathroom. Each of the three further bedrooms has its own shower room, and two also feature French doors to the front garden.

### GARDENS AND GROUNDS

The property is approached over a private, electric-gated drive which leads to the double garage. From within the barn, there are several accesses out to a pretty, enclosed front garden which is colourfully planted with a number of rose bushes, and also features a recently built timber summerhouse. The immediate rear gardens wrap around the barn on two sides and have been wonderfully structured by our clients to offer excellent variety, including well-kept and naturalised lawns, some established shrubbery and ornamental planting, a wildlife pond, a greenhouse, various raised beds and several private seating areas, including a substantial paved terrace over the double garage.

To the side of the entrance drive is a meadow garden of over half an acre, planted with an orchard to include several mature apple and cherry trees, a walnut, a mulberry and sweet chestnuts, amongst areas of re-wilding, and featuring a second summerhouse. Beyond these gardens are the property's pasture fields, amounting to almost 7 acres, which have separate gated access and are served by a recently constructed timber stable and tack building, plus a separate feed store with a mains-fed supply of water. The southernmost field has been planted with over 1,000 mixed native trees, broadening the property's appeal and ecosystem further still.

### SERVICES

Mains water and electricity. 16x PV solar panel array with battery storage. EV charging point. Oil-fired underfloor heating (new boiler 2024). LPG cooking. Private drainage - septic tank. Standard broadband is available. Variable mobile voice/data services are available through EE and Vodafone, although external coverage is good. (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

### AGENT'S NOTES

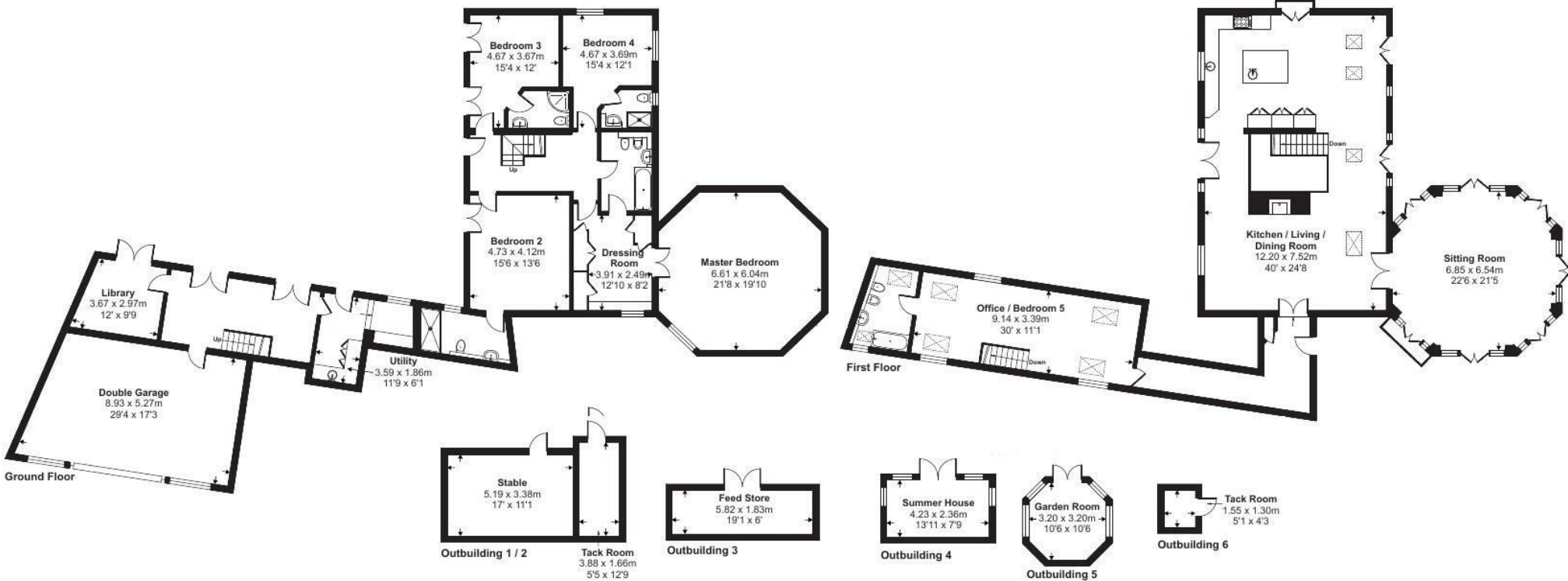
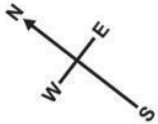
We understand that there are records of a historic mine shaft, located in the far southern end of the furthest paddock (approx. 300m from the barn). However, there is no obvious sign of its location on the ground, and our clients have kept livestock in this field without incident.

### VIEWINGS AND DIRECTIONS

Viewing is strictly by prior appointment with the vendors' sole agent, Stags. The What3words reference is ///saved.cuff.called.

Approximate Area = 3844 sq ft / 357.1 sq m  
 Garage = 467 sq ft / 43.3 sq m  
 Outbuildings = 598 sq ft / 55.5 sq m  
 Total = 4909 sq ft / 456 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1305099



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



