

VESPERS, WOOD BARTON KINGSBRIDGE



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



VESPERS, WOOD BARTON

Description

Set within the breathtaking surroundings of a beautifully converted Trappist monastery, this opulent residence offers a rare opportunity to own a home of both architectural significance and contemporary luxury. Nestled within approximately 80 acres of exquisitely maintained parkland and gardens, the property combines tranquil countryside living with refined elegance.

From the moment you arrive, the grandeur of the setting is unmistakable. The property is immaculately presented throughout, offering generously proportioned living accommodation with a seamless blend of historic character and modern comfort.

A magnificent entrance hall welcomes you in, immediately showcasing the home's impressive ceiling heights and sense of space. The principal reception room is flooded with natural light and centred around a striking Portland stone fireplace with a wood-burning stove, creating a warm yet sophisticated atmosphere. The open-plan kitchen and dining area is truly the heart of the home—designed for both everyday living and entertaining. It features an extensive suite of premium Miele appliances, including, twin ovens, gas and induction hobs, steam oven and microwave, warming drawer and dishwasher, In addition, Amana refrigeration and dedicated wine storage enhance the kitchen's functionality and luxury. Elegant arched doors open onto a south-west facing balcony, offering idyllic views over the landscaped grounds—perfect for morning coffee or evening relaxation. A stylish cloakroom with shower and generous storage complete this level.

A beautifully preserved Grade II listed granite staircase leads to the upper levels, currently set up as a home office with mezzanine and a separate study room.

The lower ground floor has been thoughtfully designed as a private sanctuary. The stunning principal suite has a walk-in dressing area and luxurious en suite bathroom. There are two further spacious double bedrooms one with its own en suite, along with a modern family shower room. Each bedroom enjoys French doors opening onto a private garden terrace, allowing natural light to flood in and creating a seamless connection between indoor and outdoor living. A fully equipped utility room, complete with Miele appliances, adds further practicality.

Externally, the property continues to impress with a private south-west facing terrace, ideal for relaxing or entertaining while enjoying the peaceful surroundings.

Additional benefits include: allocated parking and a garage with useful mezzanine storage.

Residents also enjoy exclusive access to a superb leisure complex housed in the magnificently restored chapel which includes an indoor swimming pool, sauna, jacuzzi, fully equipped gym, weights room and tennis courts. The Estate extends to about 80 acres surrounding the houses and includes pasture and woodland and has fishing rights along the river Avon

Situated just outside the charming village of Woodleigh, in the unspoilt Avon Valley, the property enjoys the perfect balance of rural tranquillity and accessibility. The nearby market town of Kingsbridge, offers shops, restaurants, schools, and healthcare.

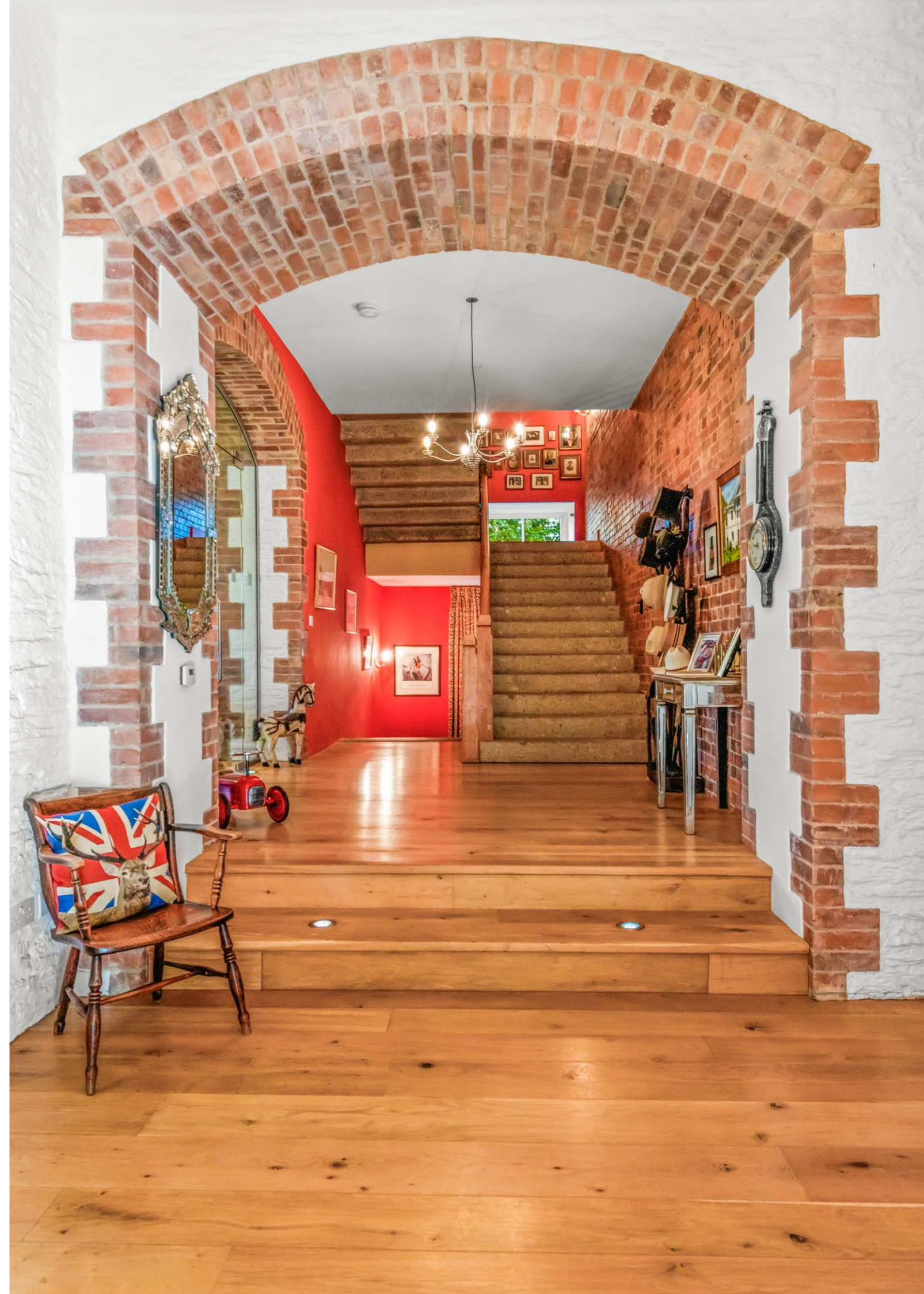
This exceptional property offers a unique blend of historic charm, modern luxury, and exclusive lifestyle amenities—set within one of Devon's most beautiful landscapes.





KEY FEATURES

- Stunning property within a converted monastery
- Bespoke craftsmanship, premium integrated appliances, and architectural detailing
- Approx. 3428.3 sq.feet of beautifully presented accommodation
- Private south-west facing terrace
- Garage and allocated parking
- An exclusive estate set within 80 acres of manicured gardens, parkland and mature woodland
- Concierge service
- Use of private leisure facilities, including a swimming pool, sauna, jacuzzi, weights room, and tennis courts





PROPERTY DETAILS

Property Address

Vespers, Wood Barton, Woodleigh, Kingsbridge, Devon TQ7 4DH

Mileages - from TQ7 4DH - Kingsbridge 5 miles; A38 Devon Expressway 10 miles; Totnes with it's direct rail link to London Paddington 9 miles; Salcombe 11 miles (all distances are approximate).

Services - Mains electricity, water and drainage. LPG boiler. Gas underfloor heating. Smoke detection sensors in all rooms which are linked to the alarm system. Carbon monoxide detector in living room.

EPC Rating - Band B. Current: 85, Potential: 85

Council Tax Band - H

Tenure - Leasehold. 999 years from June 2008.
Service/maintenance charge - approx. £12,000 per annum.
Ground rent approx. £100.00 per annum.

Authority - South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon TQ9 5NE. Tel: 01803 861234.

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.

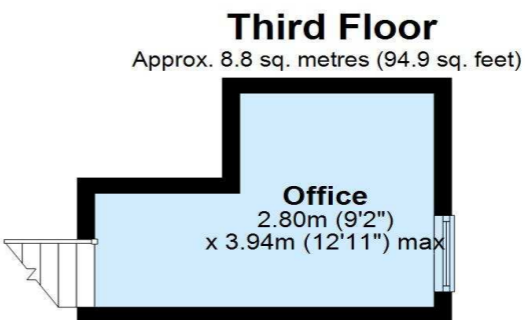
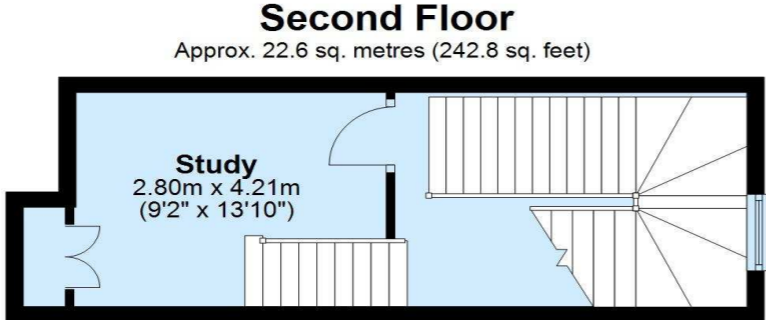
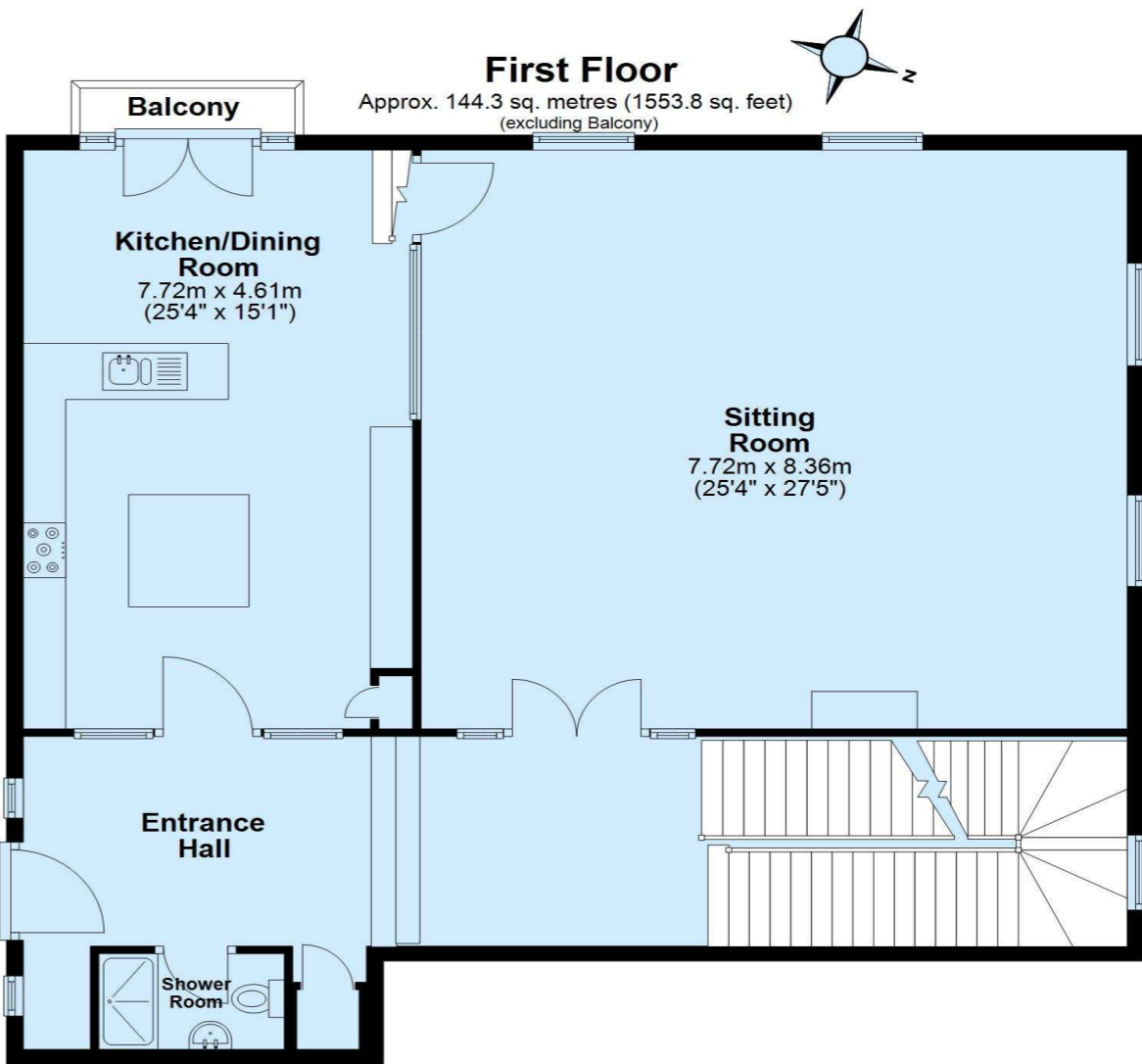
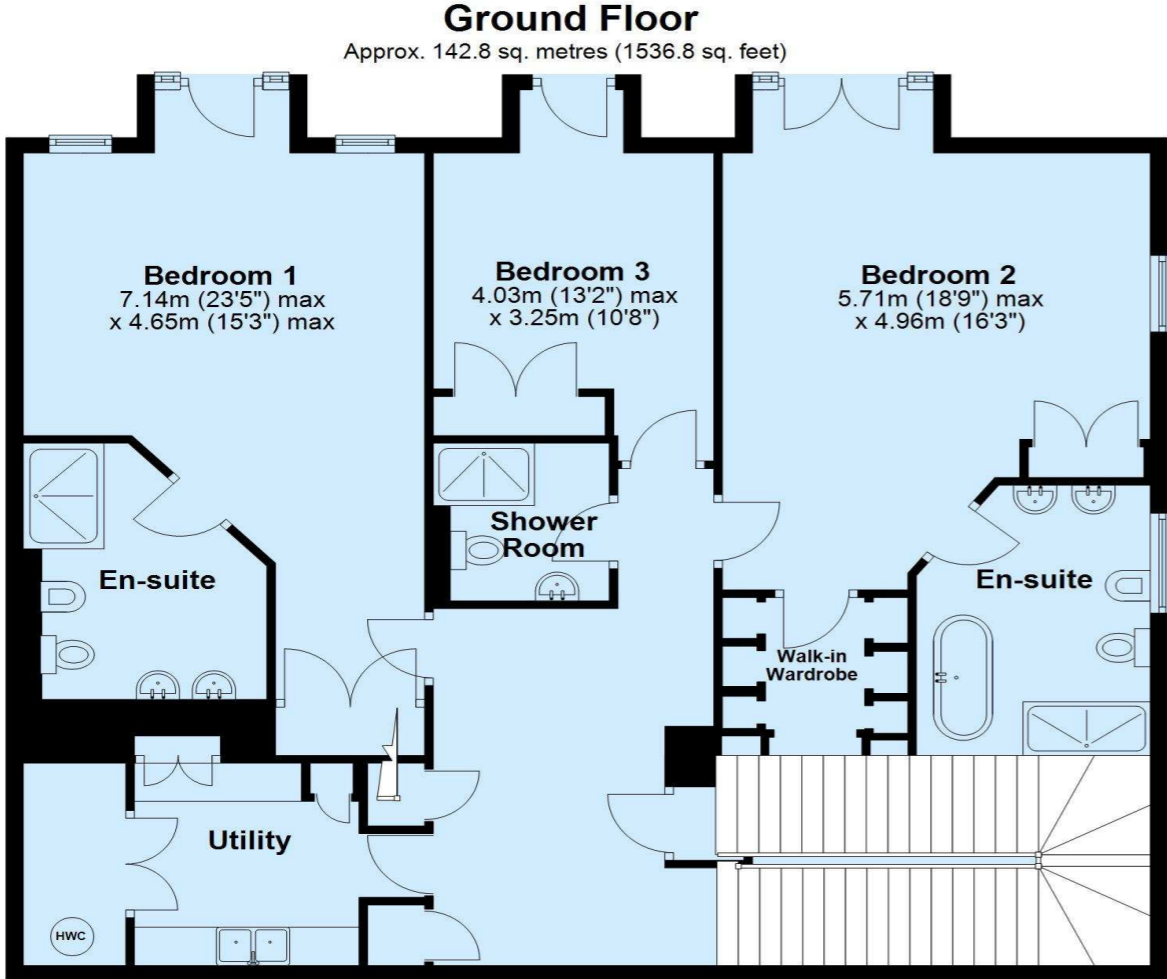
Directions - what3words - traffic.intent.hospitals
From Kingsbridge head out of town towards Loddiswell. After about three miles turn right before the bridge, signed Woodleigh and Preston. Proceed through the village of Woodleigh and after about three quarters of a mile you will see the entrance to Wood Barton on the left-hand side.

Viewing - Strictly by appointment with the sole agents, Marchand Petit, Kingsbridge. Tel: 01548 857588.



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.

FLOOR PLAN



Total area: approx. 318.5 sq. metres (3428.3 sq. feet)



MARCHAND PETIT

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