

# WARE HOUSE UGBOROUGH



MARCHAND PETIT

COASTAL, TOWN & COUNTRY



# WARE HOUSE

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## DESCRIPTION

Ware House is an exceptional Grade II Listed barn conversion situated on the edge of the sought after village of Ugborough. This substantial and stylish country home has been extensively renovated and upgraded by the current owners. This unique property offers over 2,500 sq. ft of versatile accommodation with a reverse level layout and the potential for a self-contained studio ancillary wing. Surrounded by delightful gardens, ample parking and a bordering stream.

## ACCOMMODATION

Ground Floor. The main entrance is to the rear of the property; a glazed single storey hall connecting the main house and the studio wing/garden room. An inner hall provides access to the ground floor rooms with a central hall providing stairs to the first floor and a utility. The South-East end of the property contains the master bedroom, dual aspect with garden views and revealed beams, complete with a contemporary ensuite providing a walk-in shower, wc, basin, bidet and ladder radiator. Bedrooms 3 and 4 have front aspect windows and built-in cupboards. Bedroom 2 has a dual aspect with revealed beams. The stylish family bathroom is arranged with a bath with shower overhead, wc, basin and ladder radiator. The ground floor wing to the property offers a versatile studio, self-contained with a shower room, could provide accommodation as a studio annexe, 5th bedroom or a delightful Garden Room with a wonderful garden orientation.

First Floor. The grand reception room is a truly impressive space, not just in length but in height too, with a vaulted ceiling of exposed timbers, dual aspect, with external stairs to the front to the property and a charming balcony - perfect for morning coffees. A feature wall of bespoke shelving and a RIAS Viva wood burner, works extremely well with the Lutron lighting zones creating wonderful ambient moods. At the south-east end of the first floor is a charming snug, known as "The Whisky Room" a triple aspect room for those quieter winter evenings, previously used as an additional bedroom. The kitchen is at the opposite wing of this floor, an exceptionally stylish array of matching base and wall units with a Bertazzoni dual fuel Heritage Range Cooker, triple aspect and stairs leading up from the front of the property.

## OUTSIDE

The property is approached by a courtyard. To the right of the property is a set of gates leading onto a gravel parking area and path leading round to the entrance. The rear garden is predominantly laid to lawn with a low level stone wall perimeter and a delightful area of decking, perfect for alfresco dining. The boundary extends beyond the stone wall to the post and rail fencing. A small bridge crosses the stream to a further lawned garden, bordering a neighbouring field, an idyllic spot to relax and unwind. The two sets of stone steps to the front elevation can also be used for access.

## LOCATION

Ugborough is a charming old South Hams village set in beautiful countryside, mentioned in the Domesday Book, with a long history dating back to Saxon times. Today, there is a primary school, restaurant/pub and the 12th century church flanks one end of the large





## KEY FEATURES

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- Located on the edge of Ugborough village
- An exceptional Grade II Listed barn conversion
- Over 2,500 sq ft of versatile accommodation
- 4 bedrooms with a self-contained studio
- Renovated throughout to a high standard
- Delightful gardens, decked terrace and balcony
- Ample parking





# PROPERTY DETAILS

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## Property Address

Ware House, Ware Hill, Ugborough, Ivybridge, PL21 0NZ

## Guide Price

£995,000

## Mileages

Plymouth 13 miles, Modbury 5 miles, A38 2 miles

(Distances Approximate)

## Services

Mains gas, electricity, water & drainage. Gas fired central heating boiler. Underfloor heating on the ground floor hallways, en-suite and family bathroom. Lutron lighting fitted in the hallways, kitchen, sitting/dining room and externally.

## EPC Rating

Current: 69, Potential: 76

## Council Tax Band

F

## Tenure

Freehold

## Authority

South Hams District Council

## 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 Exeter, on the A38, leave at Wrangaton junction and turn left at the end of the slip road. Continue to the roundabout and take the third exit in the direction of Plymouth. Take the first turning right for Ugborough on to Ware Hill. The entrance drive to the property can be found in a short distance on the right-hand side.

## Viewing

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



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# FLOOR PLAN

Approximate Area = 2556 sq ft / 237.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Marchand Petit Ltd. REF: 1193304



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