



1 Lower  
Westerland Barns

# 1 Lower Westerland Barns

Westerland, Marldon, TQ3 1RU

Totnes 4.5 miles Torquay 4.5 miles Exeter 22 miles

- A recently converted barn which has been completed to a very high standard
- Solar PV electricity panels on the roof and an air source heat pump
- Large open plan sitting room/dining room
- 4 beds, an ensuite shower room and family bath
- Adj. Linhay with PP for ancillary use available for £150,000

**Guide price £599,950**

## SITUATION

1 Lower Westerland is situated on the edge of the popular village of Marldon, which is a delightful village full of history and character, and offers the well renowned Church House Inn, together with a village store, Post Office and highly regarded primary school.

The Torbay area covers three major towns - namely Torquay, Paignton and Brixham, and collectively are known as the English Riviera where a comprehensive range of shopping, educational, recreational and sporting needs can be met. If travelling and commuting are important to you Devon has a comprehensive rail network accessed at the mainline railway station in either Totnes or Newton Abbot with rapid regular rail links to London Paddington.

The A380 is also nearby, and with the new by-pass at Newton Abbot provides easy access onto the A38 Devon Expressway and onwards to the M5 at Exeter.

## DESCRIPTION

A recently converted barn conversion which has been converted by the vendor to a very high standard. The house is fully wired with Cat 5 cabling and ready for various Internet connections. An interesting feature of the house are the curved walls which form part of the landing and structure of the bedroom and bathrooms. The house has insulated over and above the current building regulation requirements. The air source heat pump provides under floor heating on the ground and first floors, with the ability to connect the conservatory if required. EPC has been applied for.

## ACCOMMODATION

Entrance over a gravelled path over brick steps up to a large open plan sitting room/ dining room with Jerusalem flagstone floor with underfloor heating and woodburner. French windows opening to a large garden room/conservatory and arch through to the kitchen. Engineered oak floor and stunning views over the garden and grounds.



A well appointed barn conversion in a large garden, with outbuildings and an optional adjoining Linhay





Kitchen which is fully fitted by Mayflower Kitchens including granite worktops and integrated Neff appliances including Neff dishwasher, microwave and fridge/freezer, soft close units and Cook master leisure Range with double oven, grill and warming drawers, ceramic 5-ring hob and Neff extractor over. Doors to downstairs cloakroom and utility which has space and plumbing for washing machine and tumble dryer. Pressurised hot water system with air source heat pump, controls and Solar Voltaic inverter and underfloor heating controls.

Oak staircase rising to the first floor and its partially galleried landing with floor to ceiling height windows over the entrance porch allowing much light to flood into the property. The landing provides access to a master bedroom with door to ensuite shower room with walk in shower and, as with all the bedrooms on the first floor, has underfloor heating. A further three double bedrooms and family bathroom with Duravit fittings.

### OUTSIDE

Readily accessible from the gravelled parking area are two outbuildings. One being a double open fronted oak frame and clad double garage with concrete floor and storage above and a 3-bay timber framed storage barn with hardcore floor and a built in workshop/shed.

The gardens are accessed via a double gate leading from the parking area. This large garden area is fenced on all sides. There is a block paved patio to the western side of the conservatory/garden room.

### THE LINHAY

(As shaded grey on the floorplan overleaf). The stone clad Linhay is accessed from the eastern elevation which comprises three double car ports and a large open plan studio with living space above.

There are 3 sets of windows already in place and 3 Velux windows. The Planning Consent is for ancillary use for 1 Lower Westerland Barns or as a studio. The 4th window can be completed by the new purchasers for their own specifications which could provide access onto the level potential terraced patio area outside.

### SERVICES

Two sets of Solar controls: one for the property and one for the adjoining barn (available by separate negotiation). Mains water, separate Solar array, shared Septic tank. The Linhay has a separate water and electricity meter.

### LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234. E-mail: [customer.services@southhams.gov.uk](mailto:customer.services@southhams.gov.uk).

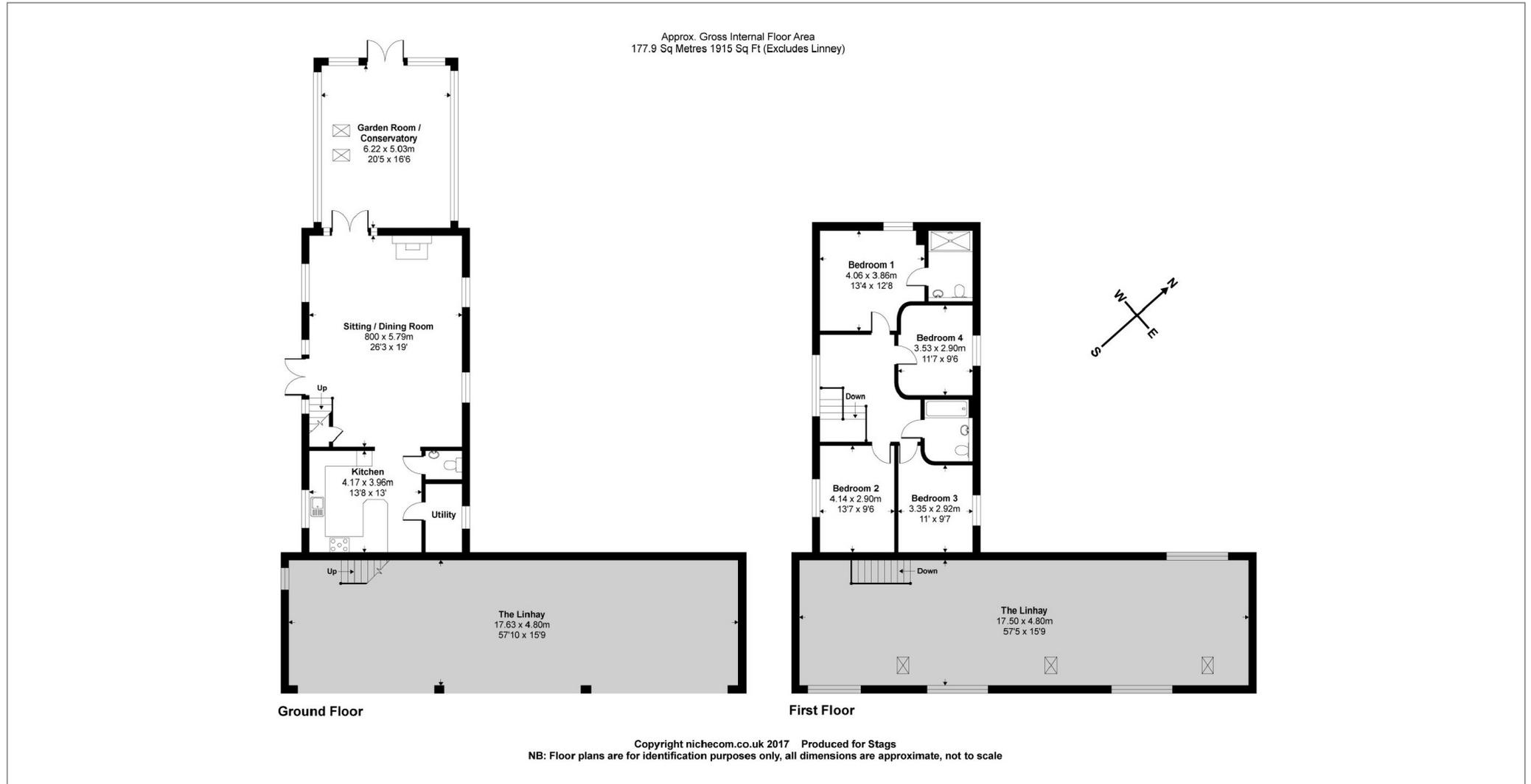
### VIEWING

Strictly by prior appointment with Stags Totnes property office on 01803 865454

### DIRECTIONS

From Totnes proceed on the A385 towards Paignton. After approximate 1 mile turn left towards Berry Pomeroy. Proceed through the village towards Marldon. Upon reaching the village of Marldon turn right at Westerland Cross, signed Lower Westerland. Continue down the road and passing Pennystone Farm where you will find the entrance to Lower Westerland Barns approximately 400 yds after. Turn right, over a shared section of driveway and continue round to 1 Lower Westerland Barns which is approached directly in front of you onto a large parking and turning area to the side of the house.





These particulars are a guide only and should not be relied upon for any purpose.



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