



**STAGS**

The Linhay



# The Linhay

14 Barton Leys, Berry Pomeroy, TQ9 6NN

Totnes 1.5 miles   Torquay 6 miles   Exeter 25 miles

- Three bedrooms (two ensuite)
- Galleried landing and vaulted ceiling
- Well appointed kitchen/dining room
- Private paved garden with views towards village church
- Two allocated parking spaces
- Communal managed garden, grounds and paddock
- Visitor parking

**Guide price £495,000**

## SITUATION

The Linhay, 14 Barton Leys is positioned within a small select development of barn conversions situated within the heart of this sought after village. Berry Pomeroy is located 1.5 miles from Totnes which is a bustling medieval market town with a wide array of individual shops, amenities and professional services, and a mainline railway station with links to London.

## DESCRIPTION

The Linhay is a delightful detached barn conversion on this sought after development. It is extremely well presented and enjoys the benefit of underfloor heating throughout, as well as retaining a number of interesting architectural features including a galleried landing and feature gable end windows to both first floor bedrooms.

## ACCOMMODATION

(Please see floorplan). Double doors lead to hallway with timber flooring. Kitchen/dining room is a light and airy room with three large glazed windows to front elevation with sun blinds. Has a well fitted kitchen with Neff gas hob and electric oven with overhead extractor, complimentary wall and base units, timber floor and galleried landing above. Newly fitted dishwasher and washing machine with complimentary facings.



Award winning detached barn conversion, offering superbly presented accommodation in this popular rural location







Sitting room has two full height windows with glazed door to front elevation and gardens, timber flooring. Bedroom 3/ Dining room has glazed door and full height window to front elevation, built in double wardrobe cupboard. Upstairs, a feature galleried landing with vaulted ceiling provides a lovely study/office area. The master bedroom is a fantastic dual aspect room with feature gable window at eaves height, together with vaulted ceiling, built in double wardrobe cupboard and doorway to ensuite bathroom with power shower over bath.

Bedroom 2 has windows all along the front elevation, vaulted ceiling, feature gable end window, built in double wardrobe cupboard. Ensuite shower room with power shower.

### OUTSIDE

A fine array of mature shrubs and a raised stone bank provides a good degree of privacy, as well as views across to the village Church. The Linhay has a number of communal areas including large managed gardens, an orchard area with seating and access to and use of an adjacent paddock (currently on a 99 years lease and for the benefit of all residents).

### SERVICES

Mains water, septic tank, electricity and gas central heating.

### 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

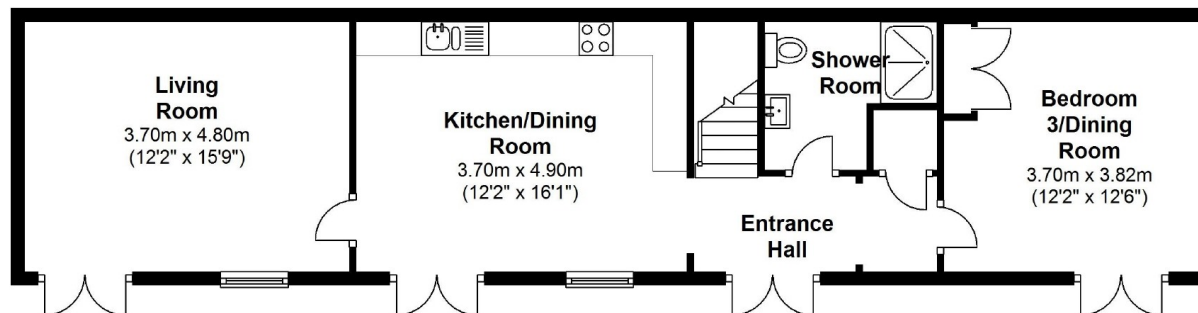
From Totnes, proceed up Bridgetown Hill out of Totnes towards Paignton. After approximately 1 mile, turn left signed Berry Pomeroy. Drop down into the village and turn right at the mini roundabout. Carry on this road and take the first turning right into the entrance of Barton Leys. Proceed over the cattle grid, bear round to the right and drive through the visitors car park. Bear round to the left and the detached property is situated in front of you.



## The Linhay, 14 Barton Leys, Berry Pomeroy

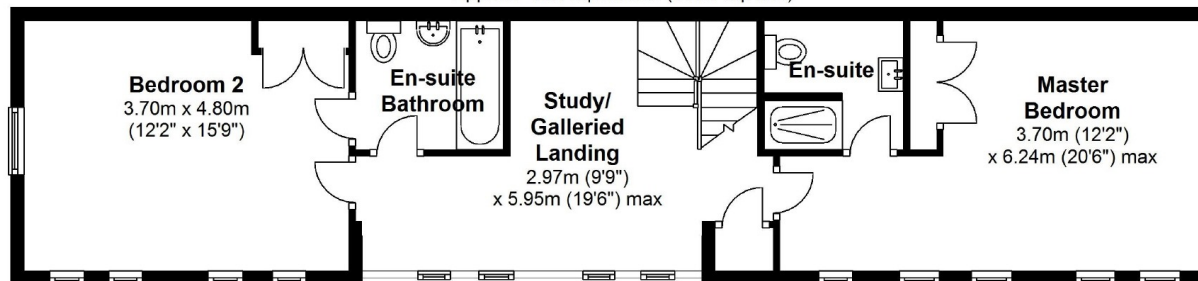
### Ground Floor

Approx. 64.4 sq. metres (693.5 sq. feet)



### First Floor

Approx. 60.4 sq. metres (650.5 sq. feet)



Total area: approx. 124.9 sq. metres (1344.0 sq. feet)

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



Stags

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Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		72	75
EU Directive 2002/91/EC			