



mansbridgebalment

PRINCETOWN

Offers Over £320,000





CHAPLAINS BARN

Woodville Avenue, Princetown, PL20 6RL

A converted barn close to the village centre and only yards from the expanse of Dartmoor on the southern edge of Princetown.

Detached Converted Barn

Sympathetically Restored

3 Bedrooms

Enclosed Gardens & Parking

Offers Over £320,000



**The Roundabout
Yelverton
Devon
PL20 6DT**

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SITUATION AND DESCRIPTION

A converted barn close to the village centre and only yards from the expanse of Dartmoor on the southern edge of Princetown.

Princetown is a unique village set in the Dartmoor National Park and provides shopping facilities. The thriving market town of Tavistock is 7 miles away with ample shopping, educational and recreational facilities. There is a regular bus service to and from the city of Plymouth which is 14 miles distant.

A detached converted barn which was one of the original buildings of this Moorland village nestled in the grounds of Chaplains House built we understand in 1850's. The current owners have improved the property since purchasing with PVCu double glazing and galvanised guttering plus a new Burley wood burning stove in the sitting room. The property benefits from mains gas underfloor heating on the ground floor with radiators on the first floor, insulated solid granite walls and hardwood double glazed windows with deep sills. The property offers ample off road parking and a sizeable double garage with remote control door. The home and gardens are partly enclosed by attractive original granite stone walls creating a private courtyard and landscaped gardens offering views over the church and surrounding countryside. The accommodation comprises of hall, kitchen/dining room, sitting room, utility room, shower room whilst to the first floor there are three bedrooms, bathroom and en-suite bathroom.



ACCOMMODATION

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

The accommodation, together with approximate room sizes, is as follows:

Courtyard leads to the PVCu entrance door with viewing window into:

GROUND FLOOR

HALL

8' 9" x 5' 8" (2.67m x 1.73m)

Stairs to first floor; slate deep sill PVCu double glazed window on half landing; tiled floor with underfloor heating; room thermostat; doors off.

UTILITY ROOM

9' 0" x 7' 0" (2.74m x 2.13m)

Granite worktop with Butler sink; Worcester Highflow 400 Electronic mains gas boiler; cupboard housing underfloor heating valves; understairs storage cupboard; tiled floor; part tiled walls; space and plumbing for washing machine; storage cupboard; underfloor heating.



SHOWER ROOM

Low level wc; wall hung wash hand basin; tiled shower area with Mira Sport electric shower; tiled floor; part tiled walls; extractor fan; vanity cupboards; underfloor heating.

KITCHEN/DINER

15' 6" x 14' 0" (4.72m x 4.27m)

Floor to ceiling PVCu double glazed French doors and window to courtyard garden; slate deep sill hardwood double glazed window to garden; fitted kitchen units and stone effect worktops; gas hob and dual oven/grill; extractor hood over; under lighting; ceramic sink; space for appliances; tiled floor; underfloor heating; opening to:

SITTING ROOM

15' 6" x 14' 0" (4.72m x 4.27m)

Floor to ceiling PVCu double glazed windows to courtyard garden; slate deep sill PVCu double glazed windows to garden; fireplace with Burley woodburning stove and slate hearth; oak effect floor; underfloor heating; T.V. point.



FIRST FLOOR

LANDING

28' 5" x 5' 4" reducing to 3' 6" (8.66m x 1.63m)

Velux windows; radiator; exposed beams; granite archway; doors off.

BEDROOM ONE

13' 7" x 9' 5" (4.14m x 2.87m)

Slate deep sill PVCu double glazed window to garden and view to the church; exposed beams; built in double wardrobe; radiator; birchwood effect floor; door to:

EN-SUITE BATHROOM

8' 0" x 6' 0" (2.44m x 1.83m)

Panelled bath with mixer tap and shower head over; shower screen; pedestal wash hand basin; low level wc; heated towel rail; extractor fan; part tiled walls; tiled floor.



BEDROOM TWO

13' 0" x 9' 0" (3.96m x 2.74m)

Slate deep sill PVCu double glazed window to garden; fitted wardrobes; overhead cupboard; birchwood effect flooring; radiator; exposed beams.

BEDROOM THREE/HOME OFFICE

10' 2" x 8' 0" (3.1m x 2.44m)

Two Velux windows; shelved home office area; radiator; birchwood effect floor.

BATHROOM

Low level wc; pedestal wash hand basin; bath with shower over; extractor fan; part tiled walls; tiled floor; heated towel rail.

OUTSIDE

The property is approached via a private stone chipping driveway leading to the attached double garage. There is also a covered well on the drive which has been used occasionally for watering plants and washing the car. A bespoke wrought iron pedestrian gate opens to a courtyard area leading to the entrance door and in turn out into the main garden through a granite arch gateway which offer a further bespoke wrought iron gate. The main garden has been landscaped with stone chipping paths, lawn areas and flower beds with established colourful shrubs and plants including a pretty Monkey Puzzle tree. There are also two ponds in the main garden with connected overflow stream and bridge running between them. Flagstone slate seating terrace. Another path leads around to the south elevation of the property and up to a further seating area ideal for BBQ with a door back into the garage.

DOUBLE GARAGE

22' 2" x 18' 6" (6.76m x 5.64m)

Remote control up and over hardwood door; mains power and lighting; eaves storage area; PVCu double glazed windows and door to garden



SERVICES

Mains electricity, mains gas, metered water & mains drainage.

OUTGOINGS

We understand this property is in band ' C ' for Council Tax purposes.

VIEWING

Strictly by appointment with MANSBRIDGE BALMENT on 01822 855055.

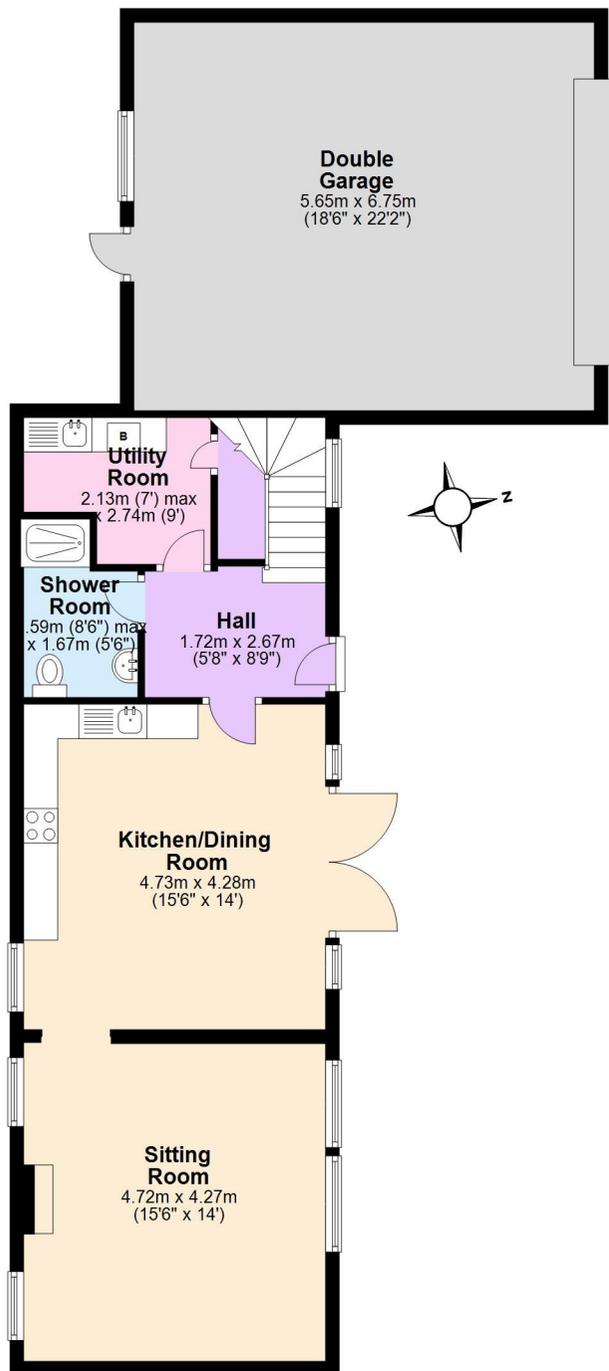
DIRECTIONS

From our Yelverton office proceed towards the village of Princetown on the B3212. On reaching the village turn left at the first mini roundabout onto Tavistock Road. Continue past the shops, school and church and then turn left into Woodville Avenue. The property will be found immediately on the left with the name plaque on the boundary wall.



Ground Floor

Approx. 99.2 sq. metres (1067.3 sq. feet)



First Floor

Approx. 60.7 sq. metres (653.9 sq. feet)



Total area: approx. 159.9 sq. metres (1721.2 sq. feet)

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MORE LOCAL OFFICES than any other Estate Agent in our **AREA ***



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TAVISTOCK · YELVERTON · BERE PENINSULA
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** PL19, PL20, EX20*

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