



Saxon Manor Barn, Coombe Fishacre

Newton Abbot, Devon, TQ12 5UQ

Saxon Manor Barn, Coombe Fishacre, Newton Abbot, Devon

A spacious and impressive barn conversion with the perfect blend of character charm and modern conveniences offering flexible living accommodation with 5/6 bedrooms. Set in approx. 1.25 acres of landscaped gardens with garaging, home office and self-contained summerhouse/studio.

ACCOMMODATION

Ground floor

Entrance hall, sitting room, kitchen/breakfast room, dining room, snug, utility, boot room, cloakroom

First floor

Landing, master suite with dressing room, en-suite and garden room, bedroom 2, bedroom 3, bedroom 4, two family bathrooms

Second floor

Bedroom 5 with en-suite, study/bedroom 6

Outside

Landscaped gardens of approx. 1.25 acres, garaging and workshop, home office, self-contained summerhouse/studio

Mileage

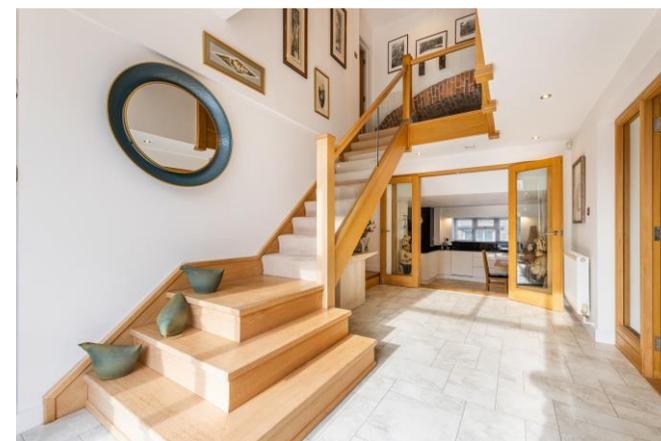
Totnes 4 miles Exeter 18 miles

Plymouth 28 miles (approximately)

Totnes Office

01803 847979

totnes@marchandpetit.co.uk







KEY FEATURES

- Stunning barn conversion
- Spacious and flexible accommodation
- Blend of character and modern
- Set in 1.25 acres of landscaped gardens
- Garaging and ample parking
- 5/6 bedrooms, master with dressing room and en-suite
- Home office
- Self-contained summerhouse/studio with bathroom and kitchenette





DESCRIPTION

Saxon Manor Barn is an impressive barn conversion which has the perfect blend of character charm and modern conveniences throughout set in approx. 1.25 acres of landscaped gardens with garaging, home office and self-contained studio.

ACCOMMODATION

A full height glazed entrance door opens into the spacious entrance hall which is flooded with natural light and flows through the whole of the ground floor.

From the entrance hall is access to the kitchen/breakfast room with a range of integrated appliances including two ovens, a steam oven, a microwave, two warming drawers, fridge/freezer, dishwasher, gas hob, two sinks and a boiling tap. There is also ample space for a dining table and chairs. Beyond the kitchen is a utility/laundry room, boot room and cloakroom. The sitting room is dual aspect with wood flooring and a wood burning stove. A snug and formal dining room complete the ground floor.

An oak glazed staircase rises to the first floor and gives access to two family bathrooms, one of which is dual access and four double bedrooms. The master having a dressing room, en-suite bathroom and access to a oak framed garden room with views across the garden and access to a terrace.

From the first floor landing the staircase continues to the second floor which has vaulted ceiling and exposed beams and offers a double bedroom with en-suite and a study which could be used as sixth bedroom.

OUTSIDE

The gated driveway provides ample parking and leads to a detached garage and store. There is a useful home office which has internal access to a double fronted garage and workshop with electric up and over doors. The garage/workshop would be ideal to convert into living accommodation (subject to necessary consent)

At the front of the property is a lovely, sheltered terrace with mature shrubs and olive trees.

In all the grounds extend to approx. 1.25 acres and have been landscaped to provide terraced beds with space for a kitchen garden. The lawn is planted with fruit trees and mature shrubs along with hedging which is extremely private and enjoys stunning views across the countryside.

The property has the benefit of a self-contained summerhouse with bathroom and kitchenette with access via French doors to a private garden terrace.

SITUATION

The charming hamlet of Coombe Fishacre is situated within glorious South Devon countryside halfway between Totnes and Newton Abbot. The nearby village of Ipplepen lies approximately one mile away with its two public houses, post office/newsagents, garage, well-regarded primary school, garden centre and excellent 18 hole golf course. This part of Devon is renowned for its outstanding natural beauty with Dartmoor National Park ten miles to the north and stunning beaches and coastline ten miles to the south. The bustling medieval market town of Totnes has a mainline railway station giving direct connections to London Paddington. There is also excellent access to the A38 Devon Expressway, linking Plymouth and Exeter where it joins the M5.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

SERVICES

Mains electric and water. Drainage via shared septic tank. Oil fired central heating.

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE Tel:

COUNCIL TAX

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FIXTURES AND FITTINGS

All items in the written text of these particulars are included in the sale. All other 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.

TENURE

Freehold

VIEWINGS

Strictly by appointment with the sole agents, Marchand Petit, Totnes Office. Tel: 01803 847979

DIRECTIONS

From Totnes take the A381 towards Newton Abbot. At Red Post Garage turn right, take the first left turn at Red Post Cross and continue for 0.7 miles to Weekaborough Oak Cross. Turn left and





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.

SOUTH HAMS'
LEADING
ESTATE AGENT

Marchand Petit
ESTATE AGENTS