



Woods Barn



# Woods Barn Orley

Ipplepen, Newton Abbot, Devon, TQ12 5UJ

Newton Abbot 4 miles, Totnes 5 miles, Exeter 23 miles

An incredibly special Grade II listed barn conversion converted to the highest quality in a rural location with stunning views.

- Exceptional craftsmanship and conversion
- Spacious reception rooms with far-reaching views
- 3 Bathrooms
- Wildflower meadow
- Large open plan kitchen with vaulted ceiling
- 4 Bedrooms
- A rural, yet very accessible, location
- In all about 7.5 acres

Guide Price £1,500,000

## SITUATION

The property is situated in a secluded and private location on the edge of the sought-after village of Ipplepen. The village has an extensive range of amenities including; a small supermarket, post office, primary school, two churches, public house, medical centre, sports field/play park and village hall. Ipplepen is conveniently located between the market town of Newton Abbot and the historic castle town of Totnes both of which offer a wider range of amenities and main line railway stations linking to London Paddington. The A38 Devon Expressway is also within easy reach which allows commuting to Plymouth, Exeter and beyond via the M5 Motorway.

## DESCRIPTION

Woods Barn has painstakingly been converted over a number of years by the vendors to an extremely high standard. A great amount of care, expense and effort has been taken to convert this unusual 1800's Grade II Listed barn into a fantastic family home, with adaptable accommodation making the most of the stunning setting.



## ACCOMMODATION

From the parking area an enclosed stone walled courtyard provides access to the main reception hall with a wall of glass providing much light to flood into the property. This is amplified by the bright limestone flooring which runs throughout this area. A short flight of steps leads up from the reception hall to the kitchen/breakfast/snug open plan room open to the eaves with exposed vaulted ceiling timbers and a central staircase rising to the first floor gallery. The well-fitted bespoke kitchen has a variety of soft close drawers with a large central island of Siltstone with double Siemens electric oven, Siemens halogen hob with extractor unit and integrated Siemens microwave, integrated dishwasher, fridge and space for American style fridge/freezer. There are oak patio doors onto the X facing patio and numerous windows providing superb views of the surrounding countryside.

The circular stairs rise up into the eaves creating a study area to one side with a bridge through to the main guest bedroom, a double room with granite window sills and a view of the productive vegetable garden, storage cupboard and fully tiled en-suite shower room.

Off the reception hall is a ground floor WC and a utility room/plant room.

The reception hall, via a further change in level, leads through to the sitting room, again with exposed oak ceiling timbers supported by the original stone pillars for the listed barn, with large Velux windows again affording substantial light to flood into the room. A passageway leads to a bedroom wing with a double bedroom, again with exposed ceiling timbers, a family bathroom, storage cupboard and through to a further double bedroom with exposed oak ceiling timbers and stone pillars. The conversion utilizes curved walls to make great use of the space in all of the rooms.

Stairs lead up from the hall to the main bedroom, a huge room with full height windows to one side and access out to a further patio area (about to be completed). Open to the eaves, the oak beams are fully on show. With an en-suite shower room and walk-in dressing room.

## GARDEN & GROUNDS

The gardens of Woods Barn have been landscaped by the vendor and planted many years ago. They are, therefore, very well-established with a good range of herbaceous borders with central rock garden sculptures for interest. The boundaries are well fenced from the neighbouring agricultural land. To the rear is a productive vegetable area with raised beds and a fruit cage. The immediate grounds around the house are mown, however, the vendors have planted a wildflower meadow in the lower paddock section running down towards the bottom drive. In the distance there is a tree plantation with a hardstanding area for further storage.

At the upper end of the entrance drive is a large concrete pad which is where a large garage building can be built. This enables the property to enjoy a circular one-way drive system and the purchaser can build a garage of their choice (subject to consents). A short distance beyond the garage foundation is a stone built and slate roofed building which was part of the planning condition for a barn owl and bats. There is a garden shed to the corner of the garden.

## SERVICES

LPG underground tank for underfloor heating throughout. Private water. Drainage via a sewage treatment plant. Mains electricity. Council Tax: C

## VIEWING

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

## DIRECTIONS

From Ipplepen continue on the A381 to Newton Abbot and turn into Ipplepen village centre. Continue through the village and at Ipplepen Village Hall turn left and take the first right into Edgelands Lane. After ¼ mile turn right, signposted Ambrook, and the drive to Woods Barn is approximately 400 yards on the righthand side. Continue down the winding private drive to the parking area at the side of the property.



