



# Etheridge Farm Barn

with detached self-contained Cottage





# Etheridge Farm Barn

## with detached self-contained Cottage

Diptford, Totnes, Devon, TQ9 7NQ

A spacious smartly presented four bedroomed detached stone barn conversion with an enclosed south facing courtyard garden, further level lawns, a pond, orchard and ample parking. Adjacent there is a detached stone building currently used as an office and boot room but could have multiple uses. A further detached stone barn has been converted to a two bedroomed self-contained Cottage known as Oak Barn, with separate entrance and its own parking and garden and with planning permission as a separate dwelling house.

- NO ONWARD CHAIN
- Level lawns, orchard and pond
- Far reaching views towards Dartmoor and Hayter
- Traditional stone and lime rendered contemporary barn conversion with 4 Bedrooms and 3 Bathrooms
- South facing courtyard garden with pond
- Detached two bedroom stone barn with own parking and gardens
- Detached studio/office/utility
- Air source Heat Pump/Mechanical Ventilation/Underfloor Heating

## Guide Price £1,250,000

Totnes approx. 5.5 miles, South Brent approx. 6.8 miles, Plymouth approx. 21 miles, Exeter approx. 32.7 miles, Newton Abbot approx. 13.9 miles, Dartmouth 12 approx. miles, Ashburton approx. 12.9 miles. (London Paddington via Totnes Train Station approx. 2.45 hours).

### Situation

Etheridge Farm Barn occupies a delightful position with some far-reaching views over the surrounding countryside towards Dartmoor and Haytor. The surrounding countryside is particularly unspoilt and provides excellent opportunities for outdoor pursuits, especially walking and riding. The nearby village of Diptford is about 2 miles and offers an excellent primary school whilst Totnes, gateway to the South Hams is approximately 5 miles. This celebrated market town, famed for its colour and diversity provides an interesting range of small shops, cafes and restaurants, galleries, secondary education and a mainline railway station to London Paddington. The South Devon coast, the Dartmoor National Park and the A38 dual carriageway are all within easy motoring distance.



# Etheridge Farm Barn

Represents a rare opportunity to acquire a quality barn conversion with well laid out accommodation. The kitchen/diner on the ground floor leads out through sliding doors to the south facing courtyard garden, ideal for alfresco dining. Excellent use of valuated ceilings and roof lights allowing plenty of natural light throughout the property. Underfloor heating with oak wooden floors throughout, with the flexibility of a ground floor bedroom with ensuite. The detached stone studio is ideal for home office or potential for additional accommodation with separate storage.

Viewing is highly recommended to appreciate the internal finishes and light and airy feel throughout the property, as well as the far-reaching views.

## Accommodation

Entering in through a glazed oak front door into the hall with oak staircase with glass balustrade leading to the first floor. Full height, vaulted ceiling reception hall enjoying plenty of natural light. Useful understairs cupboard. Separate W.C. and hand basin with cupboard for coats and or storage. Sitting room spanning the full width of the barn with dual aspect. Sliding doors opening into the inner courtyard garden. A further picture window overlooks the front lawns with views to the countryside beyond. Focal fireplace with bio ethanol fire. Ground floor double bedroom leads off of lounge with plenty of space for additional wardrobe and cupboards. Ensuite with hand wash basin, W.C. and shower enclosure. Kitchen/ Dining/Day room with dual aspect spanning the full width of the barn. Plenty of room for a formal dining table. Integrated shelving and storage, central island, integrated soft closing drawers and breakfast bar area. Space for an American style fridge/ freezer. Cream gloss finish and chrome handled units by Nolte, under counter and wall mounted with granite worktop. A four-ring induction hob with extraction unit over. Integrated fan oven, combi oven and a further warming drawer. All the appliances and extraction unit are by De Dietrich. Useful walk-in pantry all shelved out with separate preparation sink, plumbing for dishwasher and hot water tap. Separate utility with sink and plumbing for washing machine and tumble dryer. Further space for cupboards storage and space for a free-standing fridge/freezer. Door to cupboard housing the hot water tank.

## First Floor

Oak staircase with glass balustrades leads to a galleried bridge landing enjoying plenty of natural light. Walk-in linen cupboard shelved out. Master Suite with ensuite and dressing room. Ensuite with freestanding standing bath and mixer tap with shower hand attachment. Hand wash basin and vanity unit, W.C. and bidet with a separate shower enclosure with monsoon shower head and hand attachment. Dressing room with rooflight and hanging rails and shelving. Master Bedroom with gable end window and door opening to 'Juliet' balcony with far reaching views towards Dartmoor. Bedroom Two - double bedroom with partially vaulted ceiling enjoying plenty of natural light with gable end doors and built-in wardrobe with hanging and shelves. Bedroom Three further double room with rooflight and views to Dartmoor, vaulted ceiling. Bedrooms 2 and 3 share a Jack and Jill style shower room with shower, W.C. and basin with storage under.





## Detached Stone Studio/Office

Currently used as part office part boot room. Office has two glazed oak doors with sky light, solid wooden oak floor and built-in storage cupboard. Connected to the mechanical heat exchange system. Separate outside glazed oak door to separate storage room, currently used as a boot room and housing freezer. Drains and underfloor heating is already in situ ready for connection.

## Gardens and Grounds

The property owns its own driveway with a right of way benefitting the neighbour. The shared drive leads to its own private entrance and parking area. To the front is an expansive lawned area, also to the left of the main drive there is a small orchard area and pond. Plenty of scope for the green fingered to create further vegetable growing beds or orchard area. Gated entrance leads to a secluded manicured south facing courtyard garden, currently partly arranged as a decked area for alfresco dining and enjoying the afternoon sun, paved area overlooking an ornate pond and further lawn and hedging. The rear barn wall has a mixture of natural stone and lime render giving a warmth to this courtyard.

## Planning Application Ref: 1999/23FUL

The property has planning for a garden room and boot room extension, giving an additional entrance.

**Tenure** Freehold. **Council Tax** Currently rated as Band C.

**Energy Performance Certificate** Energy rating C.

## Services

Mechanical heat exchange system, air source heat pump (less than 12 months old), underfloor heating. Shared private drainage system shared with the neighbouring cottage. Mains water and mains electricity.

## Local Authority

South Hams District Council Follaton House, Plymouth Rd, Totnes TQ9 5NE.

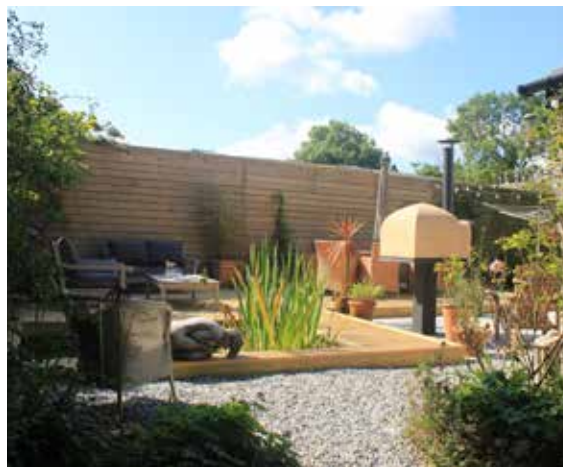
## Viewing Arrangements

Strictly by telephone appointment through Rendells Estate Agents Tel: 01803 863888.

## Directions - DO NOT FOLLOW SAT NAV

From Totnes proceed out onto Plymouth Road towards South Brent. After about 2.5 miles turn left at Shorter Cross, signed for Diptford. Proceed along this road for about 2 miles, towards Moreleigh, ignoring signs to Diptford village and any left hand turns until you reach Combeshead Cross, where there will be a sign board, turn left signposted Murtwell. Continue down the lane taking the next left to Etheridge. Then take the fourth turning on the right into the stone driveway signed Etheridge Farm Barn & Etheridge Farm. The driveway is first on the right.

**What3words** ///planet.hardening.romantics



Office





## Oak Barn

Superbly presented, detached pretty stone barn with quality fixtures and fittings, character oak beams, solid wooden oak windows with underfloor heating, mechanical air ventilation system. Set a short distance from Etheridge Farm Barn, making it versatile as an annexe accommodation to the main residence or potential Holiday Letting use/permanent residential dwelling. Southerly enclosed garden with decking and level lawn. Gravel parking area for two/three vehicles. Main glazed entrance door into hall with oak floors throughout the ground floor. Useful storage cupboard housing the heating controls. Sitting Room with two large, glazed doors and eye window into the kitchen/diner. A light, beautiful and airy kitchen/diner, vaulted ceiling, two large roof lights, gable end window with oak floor throughout, a range of wall mounted and counter units with wooden worktops, dishwasher, washing machine, double oven and four ring hob, sink and a half drainer, good size dining area with space for fridge/freezer with glazed door opening out onto the decking ideal for alfresco dining with lawned area and further decking beyond. Bathroom with shower enclosure with shower valve and hand attachment, hand wash basin, W.C. and inset spotlights. Under stairs cupboard and additional storage cupboard. The oak staircase leads to the first floor.

### First floor

A halfway window allowing plenty of natural light into the first-floor hall. Useful storage cupboards. Bedroom One with gable end window and side aspect with vaulted ceiling, exposed beams and wooden floors. Bedroom Two with side aspect, exposed original 'A' Frame with partial valuated ceiling and an open fronted storage area.

### Services

Mains water and electricity, private drainage. External oil-fired combi boiler for hot water and heating. Mechanical ventilation system. Underfloor heating throughout with a zone control system.

### Usage/Planning Permission – Planning Reference: 0120/22/FUL

Oak Barn has been used as an annexe but now has full Planning Permission to be used as a separate dwelling. Vendor awaiting documents.

### Tenure

Freehold.

### Council Tax

Band C.

### Energy Performance Certificate

Energy rating D.

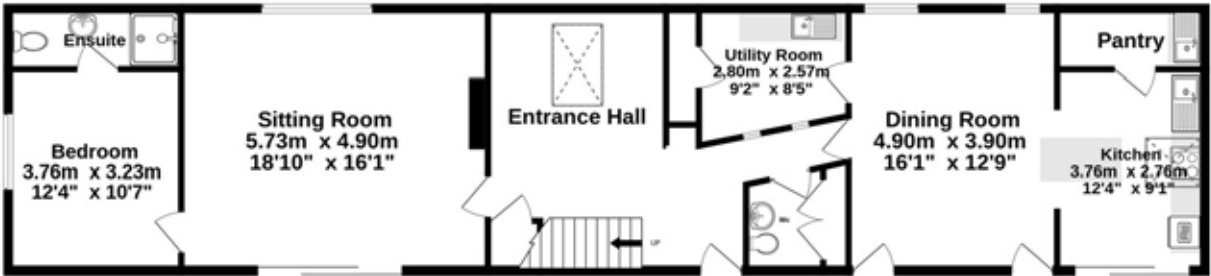




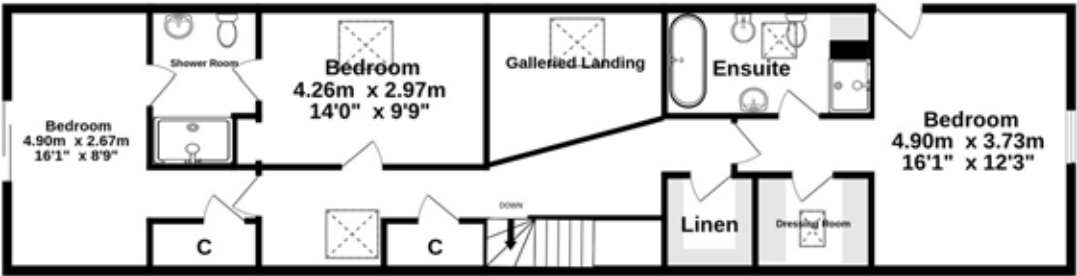


# Etheridge Farm Barn

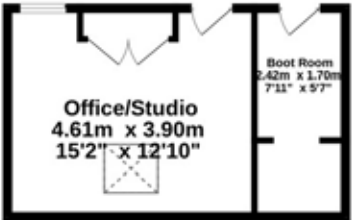
Ground Floor  
109.1 sq.m. (1174 sq.ft.) approx.



1st Floor  
96.6 sq.m. (1039 sq.ft.) approx.

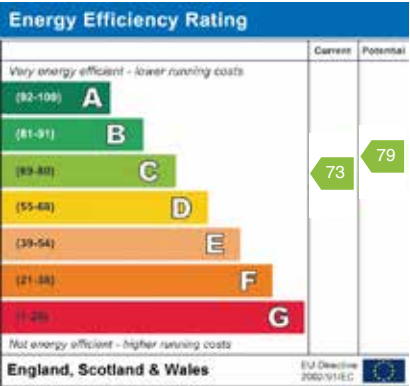


Office/Studio  
24.6 sq.m. (265 sq.ft.) approx.



TOTAL FLOOR AREA : 230.3 sq.m. (2479 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2023



# Oak Barn

**Ground Floor**  
55.9 sq.m. (601 sq.ft.) approx.



**1st Floor**  
34.8 sq.m. (375 sq.ft.) approx.

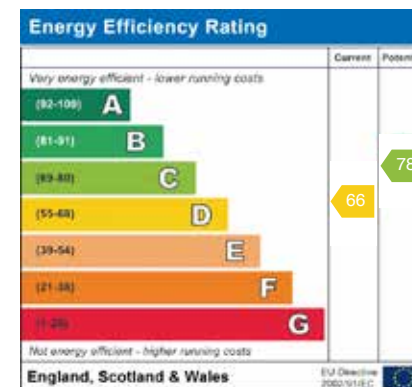


**TOTAL FLOOR AREA : 90.7 sq.m. (976 sq.ft.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024

## Consumer Protection from Unfair Trading Regulations 2008

- 1) These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute an offer or contract.
- 2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.
- 3) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services are in good working order. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. Interested applicants are advised to make their own enquiries and investigations before finalising their offer to purchase.
- 4) The photographs appearing in these sales brochures show only certain parts and aspects of the property at the time the photographs were taken. Aspects may have been changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.
- 5) Any area measurements or distances referred to herein are approximate only.
- 6) Where there is reference in these particulars to the fact that alterations have been carried out, or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.
- 7) 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 there are any points of particular importance that need clarifying before viewing please do not hesitate to contact this office.
- 8) References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from a solicitor and before finalising their offer should make their own enquiries and investigations. Buyers should check the availability of any property and make an appointment to view before embarking on any journey to see a property.



57 Fore Street, Totnes, Devon TQ9 5NL  
Tel: 01803 863888  
Email: totnes@rendells.co.uk



www.rendells.co.uk

