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REF: DRO1223

**High Barn & Thatch Barn,  
Harberton, Totnes,  
Devon TQ9 7SS**

TWO SPLENDID BARN CONVERSIONS BEING SOLD AS A PACKAGE FOR USE AND  
OCCUPANCY AS A LARGE FAMILY HOME OR DUAL USE.



**\* \* \* Guide Price of £730,000 \* \* \***

## High Barn & Thatch Barn, Harberton, Totnes

### **SITUATION & DESCRIPTION**

Located close to the pretty Devon village of Harberton, and set with wonderful rural views, High & Thatch Barn offers a purchaser a unique opportunity to acquire a property offering great flexibility and potential. High & Thatch Barns is made up of two Grade II Listed barn conversions utilising a shared access and parking area, which has been renovated and restored to an excellent standard. Offering the possibility of income potential to its owners, the property may also suit a shared family ownership or could be altered into one generous family home.

There are generous gardens to the front, along with an attractive walled courtyard garden at the rear, in addition to a further approx. 0.25acre paddock to the front of the property of which High Barn overlooks. The property is being sold as two freehold titles, therefore offering a potential saving on stamp duty, or alternatively could be transferred into one title if required.

### **ACCOMMODATION:**

**Main Reception Hallway** A grand reception hallway with double glazed timber framed windows and French doors open from the front pathway. Slate effect ceramic flooring extends across hallway, two large storage cupboards, one of which houses the Worcester boiler which provides the hot water and central heating to Thatch Barn.

**Staircase** at either side leading up to High Barn and Thatch Barn respectively.

### **HIGH BARN:**

**Entrance Hallway** Stone tiled flooring, single panelled radiator, exposed timber ceiling. Timber panelled door leads into the bedroom suite. Staircase with fitted timber banister leads to the first floor and living space.

### **FIRST FLOOR:**

**Sitting Room / Dining Room** 35' 9" x 16' 5" (10.92m x 5.01m) Splendid vaulted room with scissor beamed ceiling, Velux window and additional double glazed wooden framed windows to the front and side aspects. Oak engineered flooring extending through the room and into a further gallery hallway. Feature fire surround with granite pillars and timber mantle. The dining area is slightly raised and features tiled stone flooring. Panelled radiators, various power sockets and light points, TV aerial point. French doors open into:

**Gallery Landing** with timber staircase leading down to the bedroom accommodation. Continuation of the engineered oak flooring from the living space. Utility area with electric points, also location of Worcester boiler providing hot water and central heating to the property. Large overhead storage cabinet with oak panelled door front. Oak panelled door opens through into:-

**Cloakroom** With low level flush WC, pedestal wash hand basin, tiled to dado height. Continuation of the engineered oak flooring, single panelled radiator, electric extractor fan.

**Kitchen** 16' 6" x 8' 6" (5.03m x 2.6m) A luxury kitchen fitted with a range of base and eye level units with matching doors fronts, granite work surfaces incorporating a Belfast sink with mixer tap and pattern tiled splashbacks. Various storage cabinets, plumbing and space suitable for automatic washing machine, recess suitable for range oven with electric extractor hood. Engineered oak flooring, double glazed wooden framed window to side aspect, single

## High Barn & Thatch Barn, Harberton, Totnes

panelled radiator, recessed halogen lighting. There is loft space above the kitchen.

### GROUND FLOOR:

Accessed from either the Entrance Hallway or the First Floor Gallery Landing:-

**Hallway** A light hallway extending along the rear of the property enjoying large double glazed windows overlooking the rear courtyard. A glazed door opens into the gardens, and timber panelled doors lead into:-

#### Master Bedroom Suite:

- **Bedroom** 11' 8" x 9' 8" (3.57m x 2.95m) Double glazed window to the front aspect, single panelled radiator, various power sockets, television point.
- **Dressing Room** 7' 2" x 10' 1" (2.2m x 3.09m) Double glazed window to the rear aspect, exposed beamed ceiling, single panelled radiator, various power sockets.
- **En Suite Shower Room** Comprising of fitted suite with low level flush WC, ceramic pedestal wash hand basin, corner shower cubicle with electric shower point, electric extractor fan, ceiling light point.

**Bedroom Two** 15' 10" x 8' 0" (4.84m x 2.46m) With double glazed wooden framed window to the front aspect, single panelled radiator, various power sockets, television aerial point,

**Bedroom Three** 10' 6" x 9' 8" (3.22m x 2.96m) With double glazed wooden framed window to the front aspect, single panelled radiator, exposed timber ceiling, various power sockets, television aerial point.

**Bedroom Four** 11' 7" x 8' 3" (3.54m x 2.54m) With double glazed wooden framed window to the rear aspect, single panelled radiator, various power sockets.

**Bathroom** Luxury fitted suite comprising claw foot roll edge bath with mixer tap and shower attachment, pedestal wash hand basin, low level flush WC. Pattern tiled splashbacks, electric extractor fan, chrome heated towel rail, ceiling light point, stone flooring.

### THATCH BARN:

#### FIRST FLOOR:

Leading off the Main Reception Hallway, stairs lead up to a timber framed double glazed door opening into:-

**Reception Lobby** Veneer flooring, short flight of steps lead up to a timber panelled door which opens into:-

**Kitchen / Breakfast Room** 16' 4" x 10' 2" (5m x 3.1m) Fitted kitchen with a range of eye and base level units with matching door fronts, work surfaces incorporating Belfast sink with mixer tap and pine timber splashback. Range style oven, various power sockets. Vaulted ceiling featuring exposed timber beams, engineered oak flooring. Double glazed wooden framed windows to the side aspect overlooking the courtyard gardens, timber panelled door opens through to the:-

## **High Barn & Thatch Barn, Harberton, Totnes**

**Inner Landing** With double glazed wooden framed window to side aspect, continuation of engineered oak flooring, timber panelled door opens through to the:-

**Cloakroom** With low level flush WC, pedestal wash hand basin, part timber panelled walls with feature dado shelf, single panelled radiator, electric extractor fan.

**Sitting Room** 23' 9" x 13' 2" (7.25m x 4.02m) Double glazed window to the rear and side aspects, vaulted ceiling with exposed timbers, two single panelled radiators. Various power sockets, television aerial point, phone extension point, recess storage cupboard.

### **GROUND FLOOR:**

**Hallway** Storage cupboard understairs, various power sockets, panelled doors open through into:-

**Bedroom One** 14' 9" x 10' 10" (4.52m x 3.32m) With double glazed wooden framed window to the side aspect, understairs storage cupboard, single panelled radiator.

**Bedroom Two** 12' 6" x 8' 9" (3.82m x 2.68m) With double glazed wooden framed window to the side aspect, various power sockets, single panelled radiator.

**Bedroom Three** 12' 9" x 10' 9" (3.9m x 3.3m) With double glazed wooden framed windows to the rear and side aspect, single panelled radiator, various power points.

**Bathroom** Suite comprising claw foot roll edge bath with mixer tap and shower attachment, pedestal wash hand basin, low level flush WC. Timber panelling to dado height, chrome heated towel rail, ceiling light point, carpeted flooring. Double glazed window to the rear aspect.

### **OUTSIDE**

The front of the property benefits from the use of a gravelled parking area suitable for up to four cars. The remainder of the front paddock has been mostly laid to lawn, with timber gate opening onto the front lane. There are two separate enclosed store areas for the independent gas supplies to each barn. On the opposite side of the road is a fenced paddock, approximately a ¼ of an acre, home to a variety of established trees. The paddock is a pleasant open area and enjoys views across the surrounding area and countryside. The rear courtyard extends across the back of both properties and is separated by an attractive picket fence. The courtyard is mostly laid to gravel and enjoys a number of raised borders and enclosed by an attractive stone wall, with a mixture of attractive pavings and sun terrace. Outside light.

### **SERVICES**

Mains electricity, water and private sewerage. LPG gas central heating. Each barn is rated separately.

### **COUNCIL TAX**

High Barn Band E – Amount payable 2010 / 11 £1,825.23

Thatch Barn Band C – Amount payable 2010 / 11 £1,327.44

### **LOCAL AUTHORITY**

South Hams District Council



**High Barn & Thatch Barn, Harberton, Totnes**





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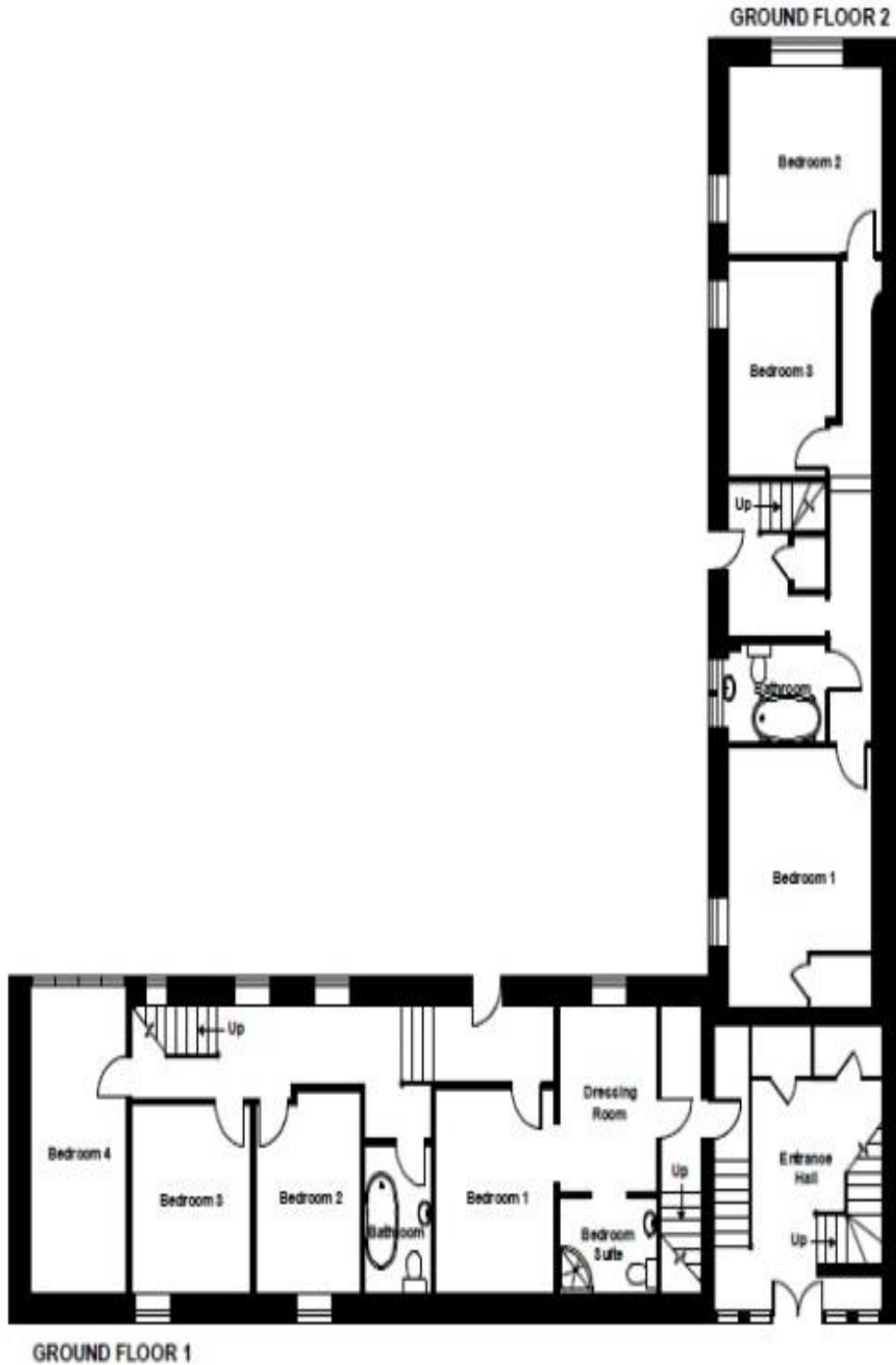




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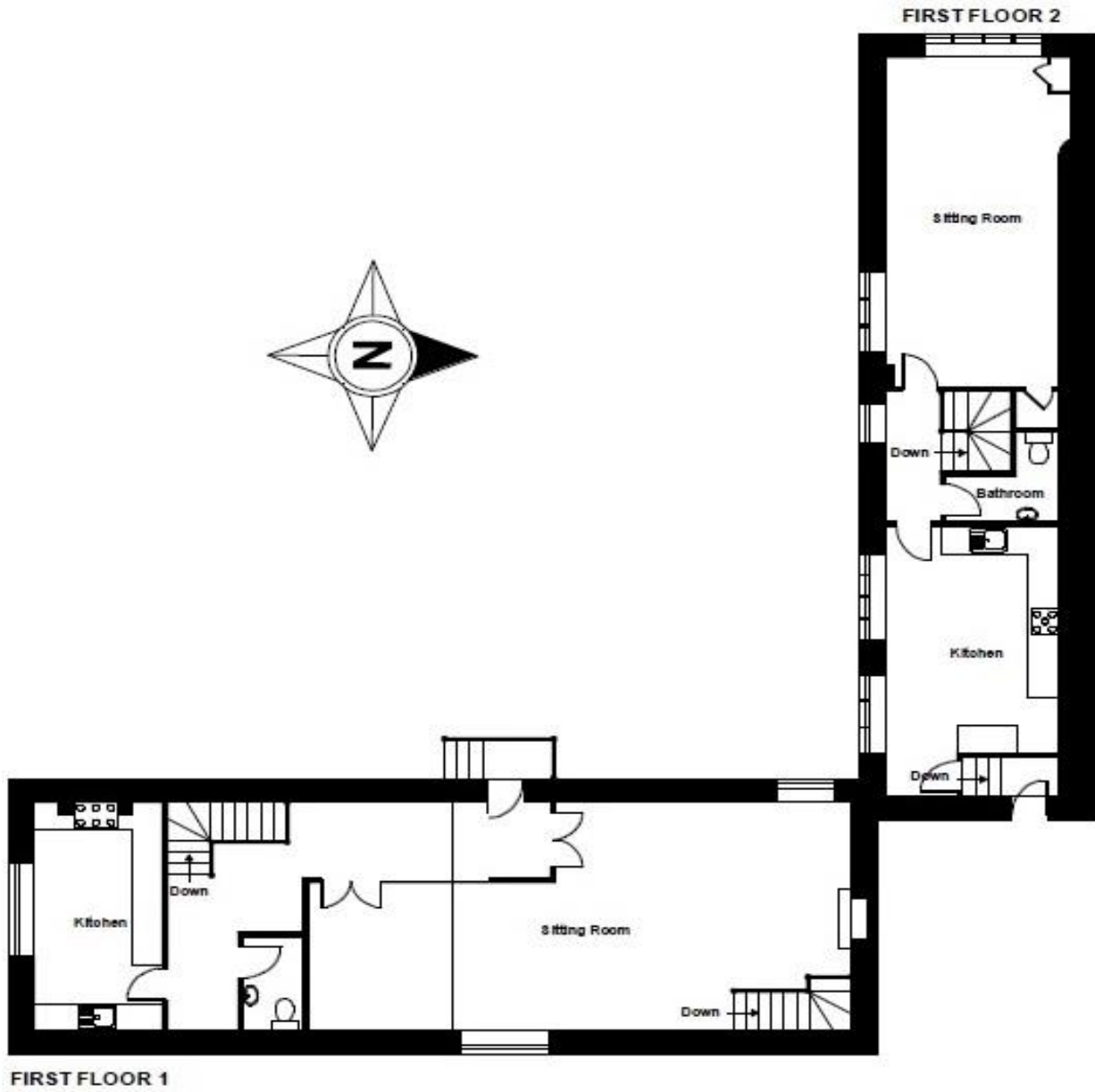
**FLOOR PLANS ARE FOR IDENTIFICATION ONLY AND NOT TO SCALE**

**GROUND FLOORS:**



# High Barn & Thatch Barn, Harberton, Totnes

## FIRST FLOORS:



## ENERGY PERFORMANCE RATING

- High Barn: Band 'F'
- Thatch Barn: Band 'E'



## **High Barn & Thatch Barn, Harberton, Totnes**

**VIEWING:** By telephone appointment through Rendells Estate Agents, Tel: 01803 863888

### **THE PROPERTY MISDESCRIPTIONS ACT 1991**

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 the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. 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 their Solicitor.

Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

### **DATA PROTECTION ACT 1998**

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, the Property Sharing Experts of which it is a member and West Country Team for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request ) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.