



## Denbury

4x 3x

ENERGY RATING  
TBC

- Video Walk-Through Available
- Grade II Listed Detached Barn Conversion
- 4 Double Bedrooms (2 En Suite)
- Underfloor Heating Throughout
- Stunning Open Plan Kitchen/Living/Dining Space
- Impressive Kitchen With High End Cabinets
- Lounge With Countryside Views
- Vaulted Ceilings & Exposed Beams
- Beautiful Park-Like Gardens
- Gated Driveway & Ample Forecourt Parking

**Guide Price:**  
**£795,000**  
FREEHOLD

# Long Barn, Woodland Road, Denbury, Newton Abbot, TQ12 6DX



1000s of homes sold in Teignbridge

78 Queen Street, Newton Abbot, Devon, TQ12 2ER

# Long Barn, Woodland Road, Denbury, Newton Abbot, TQ12 6DX

A stunning grade II listed detached barn conversion in a semi-rural yet accessible location. Finished to an exacting standard the property seamlessly teams attractive individual character features with up to the minute benefits perfect for modern living. Note-worthy attributes include much use of oak and skilled carpentry, a wonderful oak staircase and oil-fired underfloor heating throughout. Thought to originally date from the 16th Century the property was expertly converted in the early 2000's and now has a very well-established appearance both inside and out. Sitting within park like gardens on a large plot which provide much privacy and open views over neighbouring countryside, the home has much to offer.

Situated just half a mile from the picturesque village of Denbury itself, which offers a vibrant lifestyle opportunity with many clubs and societies, a popular local inn/restaurant, primary school and church, and well known for its ancient and hugely popular May Day celebration. The home is also within easy reach of the market town of Newton Abbot (4 Miles) itself providing extensive shopping, leisure and entertainment facilities together with

## **The Accommodation:**

Stepping inside, the immaculate home is of reverse level design perfectly suiting its site and making the most of the original character of the barn. The living accommodation is dominated by one stunning open plan space with a vaulted ceiling and exposed A-frame beams throughout. Of some 840 square feet, this area is currently loosely laid out to provide a lounge area with views to Denbury Down, formal dining space, cosy sitting area and impressive kitchen with comprehensive selection of high-end cabinets, solid surface countertops and a selection of integrated appliances.

The lower level includes a generous hallway accessed through an arched doorway from outside, including a tiled floor throughout and is partially double height above the staircase with roof windows providing plenty of light. Off the hallway is a useful plumbed utility room providing ample storage. There are four good sized double bedrooms two of which have fully tiled en suite shower rooms and a family bathroom also provides a further Jack and Jill en suite. One of the en suite bedrooms also provides potential as a self-contained suite with a stable door from outside.

## **Parking:**

Accessed through a 5-bar gate onto a private gravel driveway, the property offers plenty of parking for multiple vehicles on a forecourt at the front.

## **Gardens:**

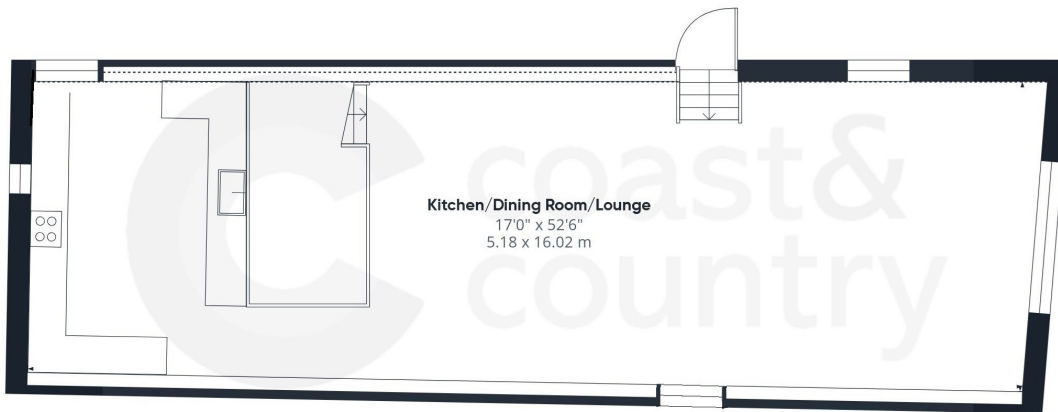
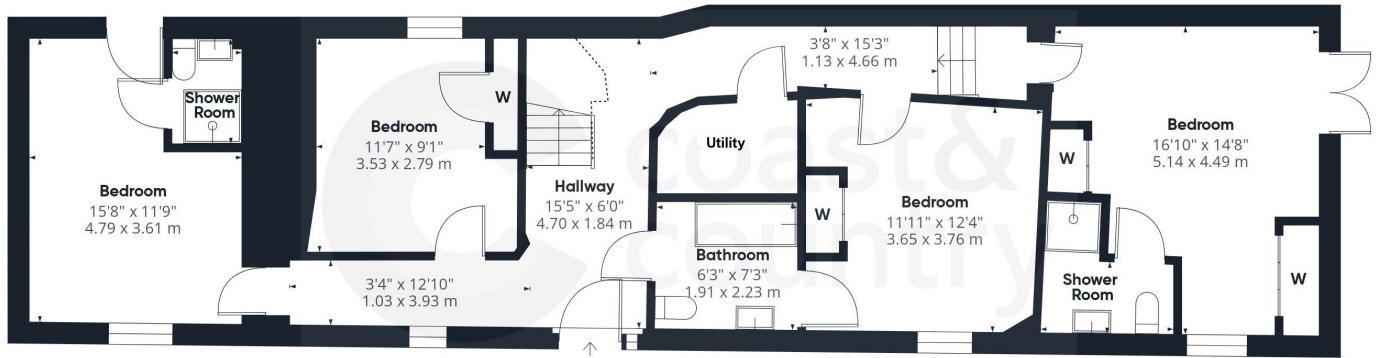
Beautifully maintained park like gardens with various terraces ideal for summer dining, winding gravel pathways, water features, extensive colourful planting, and wide expanse of lawn. The gardens provide a high degree of privacy, and all fully enclosed by natural green boundaries.

## **Directions:**

From Newton Abbot take the A381 Totnes Road out of town. After just over 2 miles turn right at the Two Mile Oak public house for Denbury. Follow the road for a mile or so to the very end and turn left at the junction. Follow the road past the stone wall as it bends right opposite the Union Inn public house. At the cross roads and the war memorial turn left and follow the road out of the village for 0.62 of a mile then turn right down the hill and the gated entrance to Long Barn can be found on the right.



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**Approximate total area**

1761 ft<sup>2</sup>  
163.8 m<sup>2</sup>

**Reduced headroom**

38 ft<sup>2</sup>  
3.6 m<sup>2</sup>

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

**Agents Notes:**

Council Tax: Currently Band F

Tenure: Freehold

Mains water. Private drainage. Oil fired heating. Mains electricity.

The parking for the neighbouring property is approached via a separate gateway and a shared portion of the forecourt, over which the neighbours have a right of way, with one half liability for any required maintenance thereof.

Floor Plans - For Illustrative Purposes Only

**Energy Performance Certificate:**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes ± 0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent. We reserve the right to offer prospective purchasers additional services. These will be chosen to assist in a prompt and smooth transaction and might include financial and legal services, removals, surveying and others. In some instances we are paid for introductions to third parties. The maximum amounts that we currently receive are £150.00 per transaction from solicitors and 30% of income generated by financial advisers. To assist vendors with their move we may arrange a no obligation quotation for conveyancing and a call from a financial adviser to see if they can be of any assistance.