




Kings Barn West

Sandy Park, Chagford, Dartmoor National Park, Devon

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

A delightful five bedroom barn conversion with two annexes in and idyllic Dartmoor location, one mile from Chagford

Kings Barn West is an attractive property which has been sympathetically converted from two stone barns to create spacious and versatile accommodation, blending original features with modern living. It is in the hamlet of Sandy Park, in the heart of Dartmoor, and a mile from the popular market town of Chagford.



3 RECEPTION ROOMS



9 BEDROOMS



4 BATHROOMS



PARKING



0.6 ACRES



FREEHOLD



RURAL



2799 SQ FT



**GUIDE PRICE
£1,150,000**



The property

West Barn is the main residence with four bedrooms, bathroom and utility room on the ground floor. On the first floor is the 23ft open plan sitting/dining room and kitchen. The living area has an impressive double height vaulted ceiling with exposed timber eaves, as well as a woodburning stove and French doors that open onto an elevated south west facing terrace. The kitchen is fitted with bespoke Maple wooden units and wooden worktops and is fitted with integrated appliances. There is a fifth bedroom on this floor with en suite bathroom. There is underfloor heating throughout the property.

Kings Barn is detached from West Barn and offers additional accommodation currently configured as two self-contained annexes providing an excellent opportunity for multi-generational living or income potential subject to the necessary consents. The ground floor annexe is configured over one accessible level and provides an open-plan sitting room, two double bedrooms and a family shower room. The second annexe is arranged across two levels, with a generously proportioned sitting room, a fully-equipped kitchen, a

bathroom and one double bedroom on the ground floor and a second double bedroom on the mezzanine. This annexe enjoys its own private garden.

Outside

Kings Barn West occupies a generous plot of just over half an acre. The beautiful gardens include areas of rolling lawn and meadows, patio seating, terraced beds with various shrubs and flowering perennials and peaceful areas of ancient woodland that provide a high degree of privacy. There is also a gravelled bbq area and a large arched underground store at the rear of the property. There is plenty of parking space for residents and guests alike on the gravel driveway at the front of the properties.



Location

Kings Barn West is part of a small collection of properties just outside the hamlet of Sandy Park, in the heart of Dartmoor National Park. This part of moor is renowned for its magnificent scenery and offers excellent walking, cycling, and riding routes. Chagford is just one mile away and offers a wide range of amenities including churches, a primary school, Montessori nursery school, and a health and dental centre. There is also a wide range of shops including a delicatessen, ironmongers, wine merchant and a number of boutiques, plus a good selection of cafes, pubs and restaurants. The thriving city of Exeter is approximately 19 miles away and provides a wealth of retail, leisure, and cultural amenities including a theatre, museum, arts centre, a wealth of shopping and fine restaurants. The A30 is just three miles away, offering easy access to the M5 and Cornwall. Mainline trains from Exeter St Davids reach London Paddington in around three hours, and Exeter Airport offers an ever increasing number of domestic and international flights.

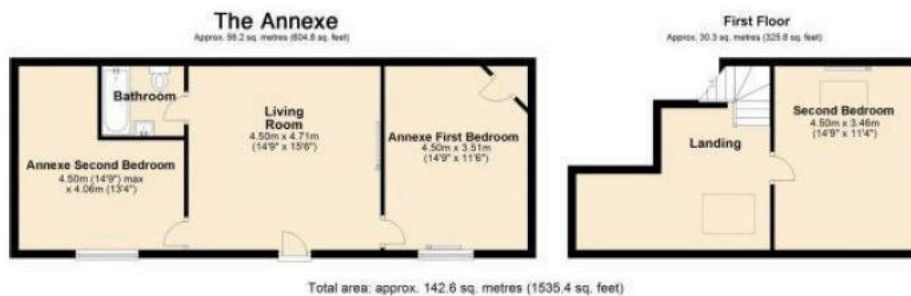
Distances

- Chagford 1 mile
- Okehampton 10 miles
- Ashburton 14 miles
- Newton Abbot 16.2 miles
- Exeter 19 miles

Nearby Schools

- Chagford C of E Primary School
- Sands School
- Stover School
- Exeter School
- Maynard School
- Okehampton College
- Exeter College (Ofsted rated outstanding)





Floorplans

House internal area 2799 sq. ft (258 sq. m)

For identification purposes only.

Directions

TQ13 8JW

what3words: ///food.plantings.prevents - brings you to the driveway

General

Local Authority: West Devon Borough Council

Services: Mains electricity and gas. Private water via a borehole. Private drainage which we understand is compliant with current regulations.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: West Barn- C. Kings Barn- C.

Right of Way: There is a right of way over the lower main drive and the upper drive/farm lane

Wayleaves and easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

Exeter

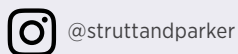
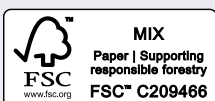
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