

The Barn, Culverhill, Tavistock, Devon





A **beautifully presented** home with an A rated EPC and completely off grid set in over five acres of land.

Summary of accommodation

Ground Floor

Entrance hall | Principal bedroom with en suite | Two further bedrooms | Bathroom | Utility

First Floor

Sitting/dining room | Kitchen | Landing/study | WC

Annexe

Kitchen/living room/bedroom | En suite shower room

Outbuildings

Garden store | Log store | Outbuilding | Barn/workshop

In all approximately 5.31 acres

Distances

Tavistock 4.7 miles, Plymouth 19 miles, Exeter 42miles (London Paddington 2 hours 15 minutes)

(All distances and times are approximate)



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Situation

The Barn is located in Culverhill on the edge of Dartmoor and within easy reach of Tavistock. This attractive market town offers excellent shopping and recreational facilities including 2 swimming pools, gyms, 5 supermarkets and many other local specialist shops. Exeter and Plymouth offer a larger range of shopping and business facilities.

There is excellent schooling close by at Kelly College and the newly formed Mount Kelly Prep School. There are further good schools at Exeter.

Dartmoor National Park is renowned for both the diversity of its countryside and for the many various sporting and recreational facilities available within the immediate vicinity or surrounding areas, including two local fox hunts and a choice of shooting opportunities.

Exeter is about 42 miles away via the A30 and Plymouth is approximately 15 miles away, which has 4 world class marinas and is considered to offer some of the best sailing in Europe. Both have an excellent range of supermarkets shops and business facilities which include hospitals and mainline railway stations to London Paddington or Waterloo.

The property

Nestled amidst breathtaking countryside, this converted former barn presents an exquisite fusion of history and modern eco-conscious living. The Barn was submitted for the Michelmores Award for both 'Heritage Property of the Year' and 'Regeneration project of the Year'.

Upon arrival, you'll be greeted by a property that effortlessly blends traditional charm with sustainable innovation. It has great energy efficiency, boasting top-tier insulation, ground-source heating, and solar panels. This home proudly operates off the grid, ensuring that your environmental footprint remains minimal.

Inside, the spacious interior unfolds with grace. The main house features three bedrooms, including a principal suite complete with its en suite bathroom. There's also a separate family bathroom and a utility room, offering all the modern amenities you need within a charming rustic setting.





Ascending an inviting wooden staircase, you'll be welcomed into a wonderful open-plan living room and kitchen. Here, a vaulted ceiling adorned with rustic oak beams infuses the space with character and warmth. It's a setting that invites gatherings and frames panoramic views of your enchanting surroundings, making it perfect for hosting unforgettable moments.

Adjacent to the main house lies a versatile studio, a space with endless potential. It can seamlessly transform into a home office, a tranquil guest retreat, or a creative sanctuary, showcasing the property's remarkable adaptability. Beyond the main living areas, additional structures provide further opportunities. A barn and workshop offer further valuable space to nurture your hobbies, store your equipment, or undertake creative projects.





Gardens and grounds

Outside, the property's allure continues. Over 5 acres of land envelop the house, offering a private sanctuary surrounded by unspoiled natural beauty. The views of the picturesque countryside are impressive.

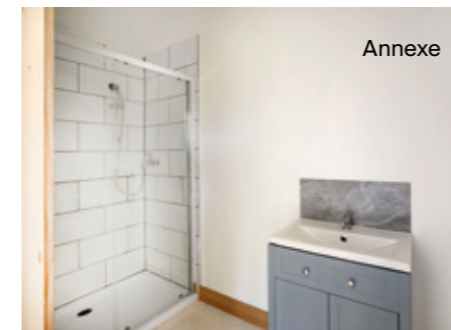
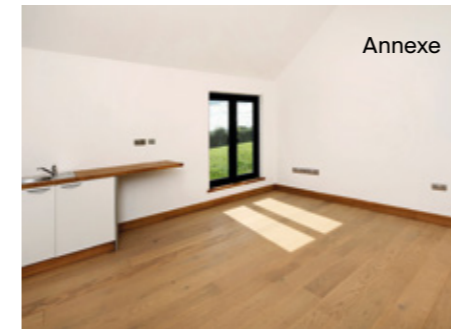
This converted barn transcends traditional living; it's an embodiment of sustainable luxury. Here, you can relish the tranquillity of the countryside while enjoying all the comforts of a modern, eco-conscious lifestyle. This property is a rare gem, promising a living experience that seamlessly marries historic charm with contemporary elegance.

Services

Bore Hole. Private drainage. Ground source heating and solar panels. EV charging point.

Fixtures and fittings

All items usually known as tenant's fixtures and fittings whether mentioned or not in these particulars together with all items of equipment and garden statuary are excluded from the sale but some may be available by separate negotiation.





Viewing

Strictly by appointment only with agents Knight Frank Tel: 01392 423111

Directions (Postcode for sat nav PL19 8QZ)

From Tavistock take the road towards Lamerton. After passing through Lamerton you come to a cross roads and turn left. Follow this road until you pass the terraced cottages and take the right where you will see the sign for The Barn.

Property information

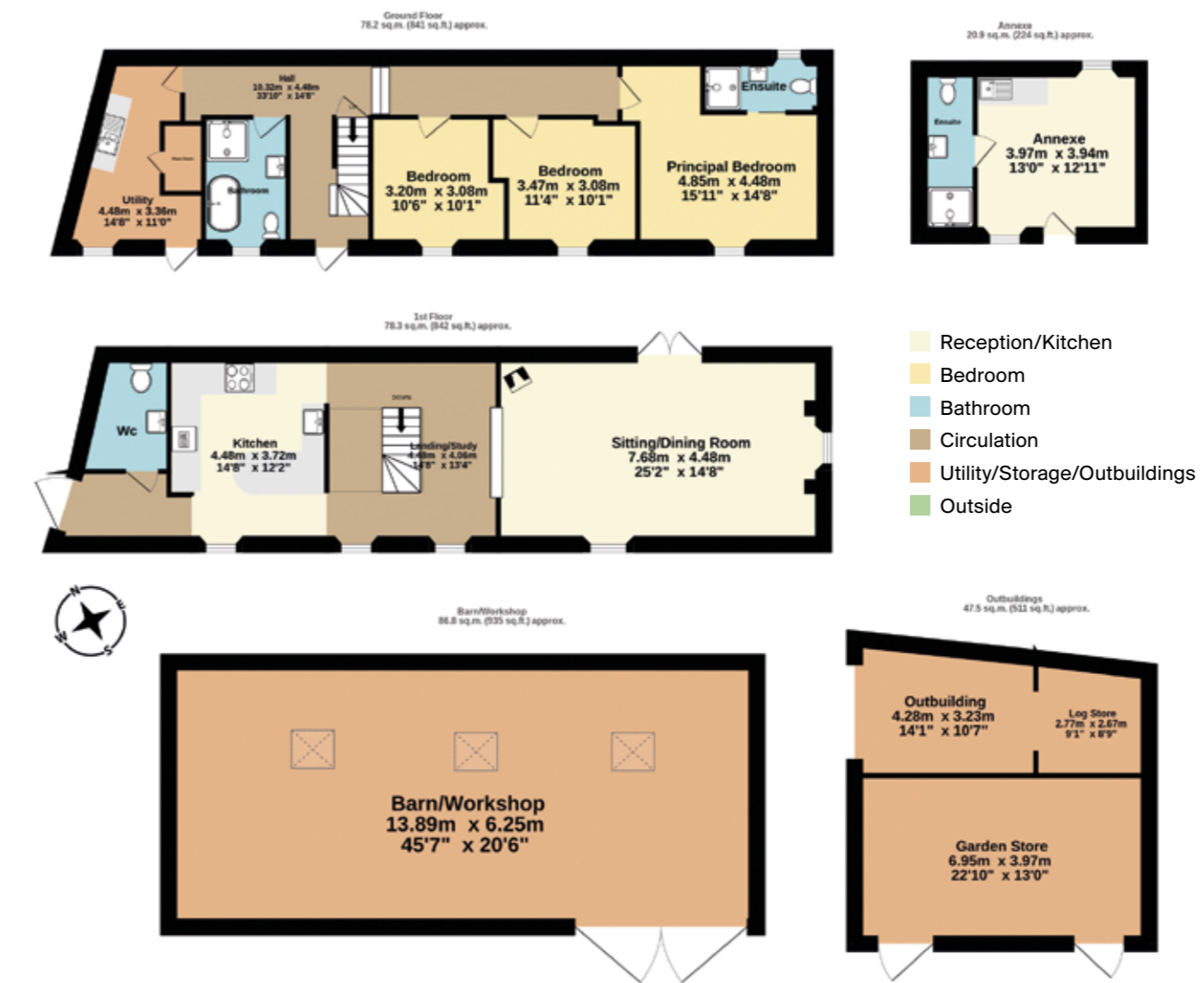
Tenure: Freehold

Local Authority: Dartmoor National Park Authority. Parke, Bovey Tracey, Devon, TQ13 9JQ Tel: 01626 832093.

Council Tax: Band E

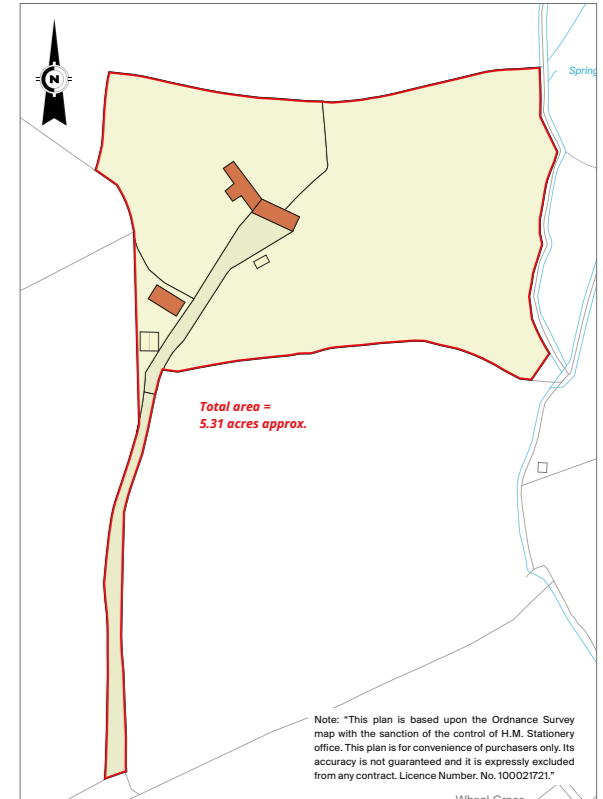
EPC Rating: A

Guide Price: £1,100,000



Approximate Gross Internal Floor Area
311.6 sq m (3354 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated March 2024, Photographs and videos dated September 2023.

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