

The Barton, Throwleigh, Devon





A **beautifully presented home** in the heart of the popular village of Throwleigh.

Summary of accommodation

Ground Floor

Entrance hall | Drawing/dining room | Sitting room/study | Kitchen/diner | Garden room | Snug | Utility room | Laundry/WC
Shippen | Store | Garden store

First Floor

Principal bedroom with en suite | Additional bedroom with en suite facilities | Three further bedrooms | Family bathroom

Outbuildings

Barn | Garage | Two stables | Potting shed

In all approximately 0.56 acres

Distances

Chagford 4.4 miles, Exeter 20 miles (London Paddington 2 hours 2 minutes)
(All distances and times are approximate)



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Situation

The Barton is in the heart of the much sought-after village of Throwleigh on the northern edge of the Dartmoor National Park. The location of the property, with easy access to the moor is ideal for outdoor enthusiasts. The property is also readily accessible to the A30 dual carriageway, about four miles away, which gives easy access to the M5 and Exeter. The mainline train station at Exeter has regular services to London Paddington in just over 2 hours. The village of Throwleigh has a church, a weekly pop-up post office and village hall with a vibrant community. The attractive stannary town of Chagford lies about four miles to the southeast and has an interesting variety of shops, inns and restaurants, including one Michelin starred Gidleigh Park. There are golf courses at Bovey Castle, Okehampton and Exeter. The market town of Okehampton, about seven miles away offers a greater variety of shopping and recreational facilities, including a Waitrose supermarket. There are many excellent primary and secondary schools in the area, and first class private schools can be found at Exeter, Tavistock and Tiverton. Dartmoor National Park, which covers approximately 365 square miles of beautiful and unspoilt moorland scenery also provides endless opportunities for walking, cycling and riding in the area. There are many rivers for fishing nearby and the North Devon and Cornish coastline are within easy reach.





The property

Nestled in the heart of Throwleigh, The Barton is an exceptional five bedroom residence. Whilst being Grade II* listed, it perfectly combines traditional charm with modern elegance. Painstakingly refurbished, this home beautifully retains its original farmhouse character while boasting contemporary amenities.

Upon entry, an immaculate refurbishment is evident, showcasing a harmonious blend of heritage and functionality. The home has been thoughtfully rewired and re-plumbed, featuring a new boiler and separate thermostats for optimal comfort and economy. The kitchen is at the heart of the home, designed by Barnes of Ashburton, exuding sophistication and practicality, complemented by a matching utility. The inviting drawing room, adorned with an original fireplace and new wood burner, offers a perfect setting for tranquil evenings.

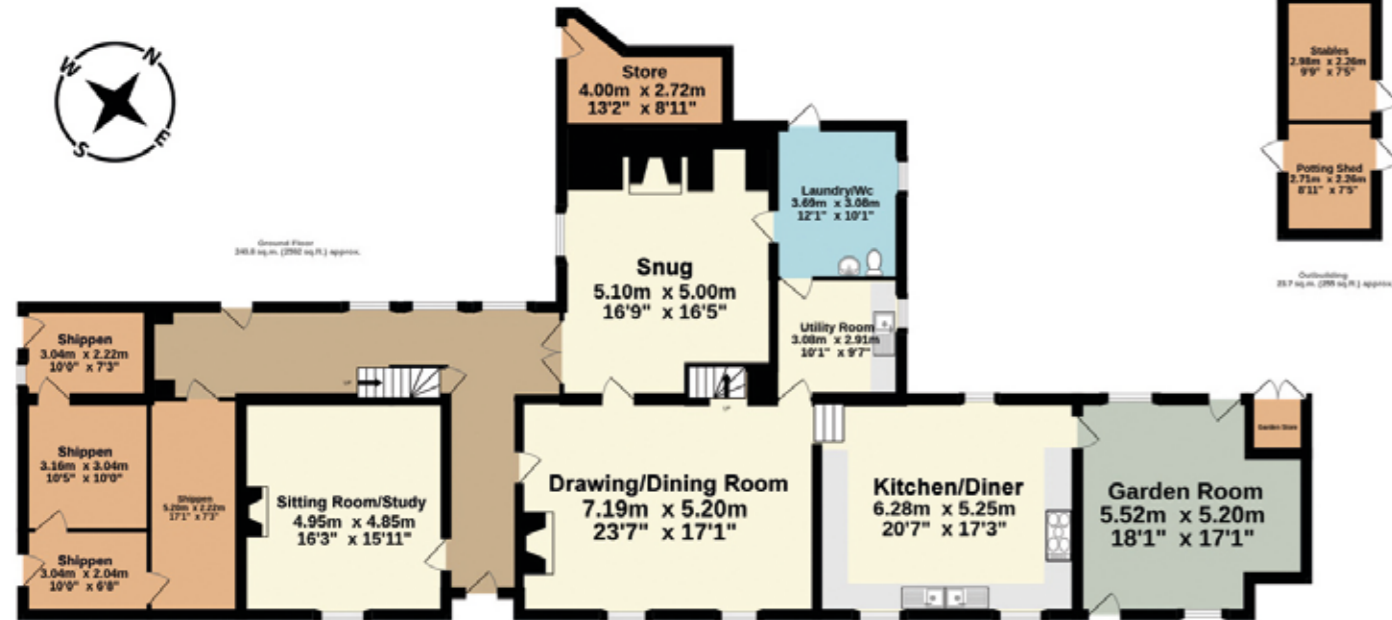
For intimate gatherings, a separate snug boasts an impressive granite fireplace, providing an inviting ambiance, ideal for cosy winter nights. Embracing the demand for remote work, a generously proportioned separate office, equipped with robust Wi-Fi connectivity, ensures an optimal work-from-home environment.

Ascending upstairs reveals five tastefully appointed bedrooms complemented by beautifully presented bathrooms, emphasizing both luxury and functionality. There is also the option of a further en suite bathroom in the vaulted bedroom and the plumbing has already been installed for this. Complementing the living space, the property boasts a separate Shippen.

Approximate Gross Internal Floor Area
5020 sq ft / 466.4 sq m

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.

- Reception/Kitchen
- Bedroom
- Bathroom
- Circulation
- Utility/Storage/Outbuildings
- Outside



Gardens and grounds

Stepping outside, the property is embraced by a charming garden spanning just over half an acre, embellished with raised beds and two separate seating areas. The separate kitchen garden contains raised beds and is stocked with fruit trees. There are several outbuildings around a central courtyard; a barn, three stables and wood store alongside a double garage.

Services

Mains water, electricity and drainage. Oil fired central heating.

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 EX20 2HT)

what3words:///rejoiced.fruit.pack

Exit the A30 at the turning to Whiddon Down. Travel half a mile to a roundabout and then take the first exit onto the A382, signed to Throwleigh. Continue for a quarter of a mile and then turn right towards Throwleigh. Drive for 1.2 miles to a narrow hump-back bridge. Cross over the bridge and bear right towards Throwleigh. After just over half a mile, the house can be found on the right hand side, as you enter the village. The driveway entrance to the property is just after the house itself.

Property information

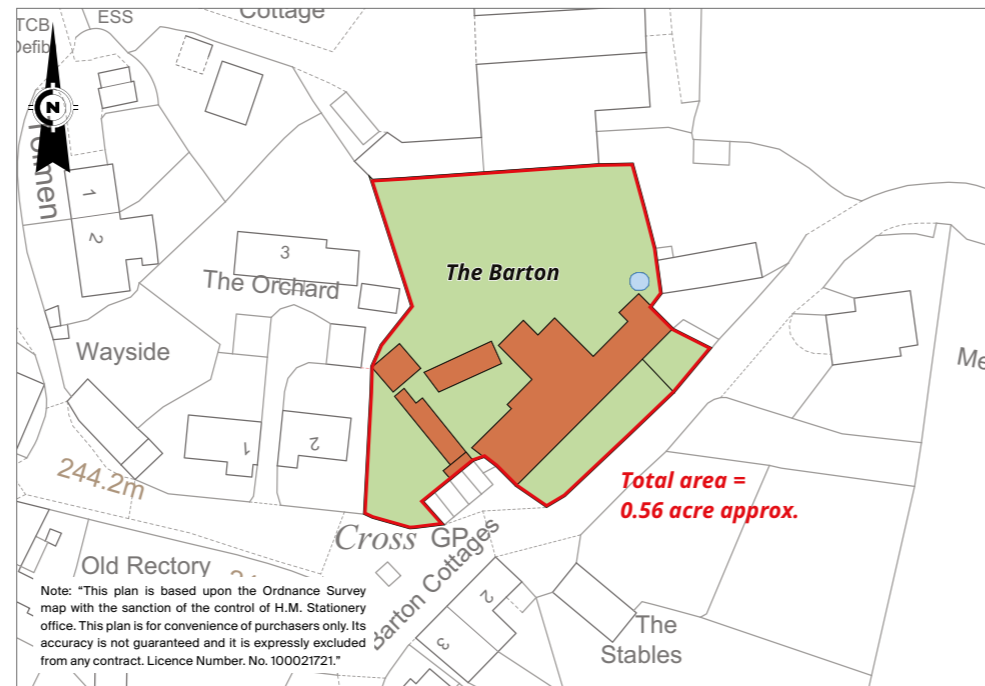
Tenure: Freehold

Local Authority: West Devon Borough Council, Kilworthy park, Tavistock, Devon

PL19 0BZ Tel: 01822 813600

Council Tax: Band E

Guide Price: £1,350,000



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 January 2024. Photographs and videos dated January 2024.

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