



Manor Barn, Coffinswell, Devon







An outstanding Grade II listed four double bedroom barn conversion with lovely views.

Summary of accommodation

Kitchen breakfast room | Dining room | Conservatory | Sitting room | Family room
Loft room | Utility

Principal bedroom with dressing area and en suite bathroom

Three further bedrooms | Two en suite bathrooms

Double Garage Ample parking

Planning consent for a four bedroom property within the existing gardens

Distances

Torquay 3 miles, Newton Abbot 3 miles,
Exeter 19 miles (London Paddington 2hrs 10mins)
(All distances and times are approximate)



Knight Frank Exeter
19 Southernhay East
Exeter
EX1 1QD
[knightfrank.co.uk](https://www.knightfrank.co.uk)

Mark Proctor
01392 423111
mark.proctor@knightfrank.com



Situation

Manor Barn is located in the centre of the pretty village of Coffinswell, just 2.5 miles from the beautiful South Devon coastline at Maidencombe Beach. The village is in a Conservation Area and has a good community, with a church and a popular inn called 'The Linny'. Coffinswell lies in a rural valley surrounded by farmland, and has many traditional Devon cob and thatch cottages.

The lively harbour side has a myriad of restaurants and continental cafés; here you will find Torquay's international deep water marina. For those that enjoy life on the ocean wave the English Riviera is perfect with nine beaches within the bay, all beautiful, some secluded.

Torquay, approximately 3 miles away, is situated on the South Devon coast and has miles of sandy beaches. There are a number of excellent state and private schools within reach including Torbay's three well-regarded Grammar schools.

Communication links include a direct rail service to London Paddington from Newton Abbot, and the new South Devon Highway has improved the journey times to Exeter and the M5 motorway.





Exeter International airport operates flights to business and holiday destinations, with daily services to London City Airport.

The property

Manor Barn is a Grade II listed detached, four double bedroom barn conversion which has been completely renovated from the original 1830s barn to create a beautifully light and spacious family home. The property has been sympathetically designed to keep many of the appealing original features, such as the red sandstone exterior and attractive wood panelling. The house is also double glazed throughout. The beautiful views of the surrounding countryside have been taken full advantage of from every room, with the majority of the windows to the rear of the house, which faces south and towards the tranquil surrounding countryside.

The accommodation on the ground floor comprises an entrance hall, a dining room with attractive wood panelling and beautiful views, and a large kitchen with granite worktops, electric hob, oven and integrated dishwasher. Leading from the kitchen is the conservatory, with spectacular south-facing views of the surrounding farmland and countryside beyond. Photo chromatic glass has been installed in the roof to regulate the temperature. There is a balcony with steps down to the garden below, ideally placed for enjoying the views. Also on the ground floor is a utility room and a cloakroom with WC. A side door leads into the double garage.

To the left of the entrance hall, steps lead up to a generously proportioned, double aspect sitting room, with a large fireplace as it's focal point and original beams. The family room is on the first floor, which is another large room offering flexible living space. Up a further flight of stairs is the attic, providing ample storage and offering the potential for conversion into further accommodation if required. Downstairs, there are four double bedrooms, three with en suites. The principal bedroom has a large dressing area with four double fitted wardrobes, glass patio doors to the garden and an en suite bathroom.

There are three further double bedrooms, each with fitted wardrobes and pretty views of the gardens. The second bedroom also has glass patio doors to the garden, as well as use of a stylish, newly fitted, Jack and Jill bathroom as an en suite. Bedroom three also has an en suite shower room.



Gardens and grounds

Manor Barn is approached from the lane onto a gravel driveway and turning area with parking for several cars in front of the double garage and house. There is gated access to the side of the property which leads to the rear gardens. The beautiful, south-facing landscaped garden to the rear of the property provides ample space for entertaining, with a spacious paved patio and terrace looking towards the magnificent views of the countryside and the valley beyond.

There is also a large, level lawn surrounded by established flowerbeds with a wide variety of flowering shrubs and trees.

Manor Barn has also been granted planning consent for a four bedroom house in the current gardens, with access via the side of the house. Water and electricity have been installed.

Services

Mains water and electricity. Private septic tank drainage. Oil fired central heating. Broadband is connected.



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 TQ12 4SW)

From Exeter and the St Thomas area of the city proceed along Alphington Road and continue to follow the A377. At the roundabout, take the first exit onto the A30 ramp and merge onto the A30. Keep right at the fork and follow signs for A38/A380. Continue in this direction until the road splits, at which point take the A380 towards Torquay. Continue over the flyover for Newton Abbot, and just afterwards take the exit towards Torquay Road. At the roundabout, take the first exit onto Torquay Road, and then turn left onto Under Way. Continue into the village of Coffinswell and the entrance to Manor Barn is found on the right hand side.

Property information

Tenure: Freehold

Local Authority: Teignbridge District Council, Forde House, Brunel Road, Newton Abbot, Devon, TQ12 1XX

Council Tax: Band G

EPC Rating: E

Guide Price: £1,250,000

Approximate Gross Internal Floor Area

Main House: 3,880 sq ft (360 sq m)

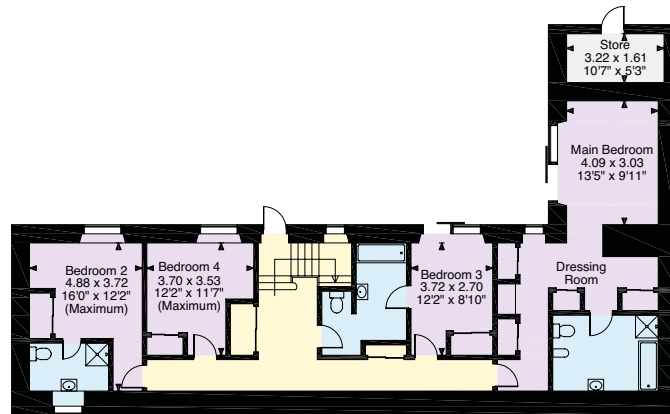
Garage: 390 sq ft (36 sq m)

Store: 56 sq ft (5 sq m)

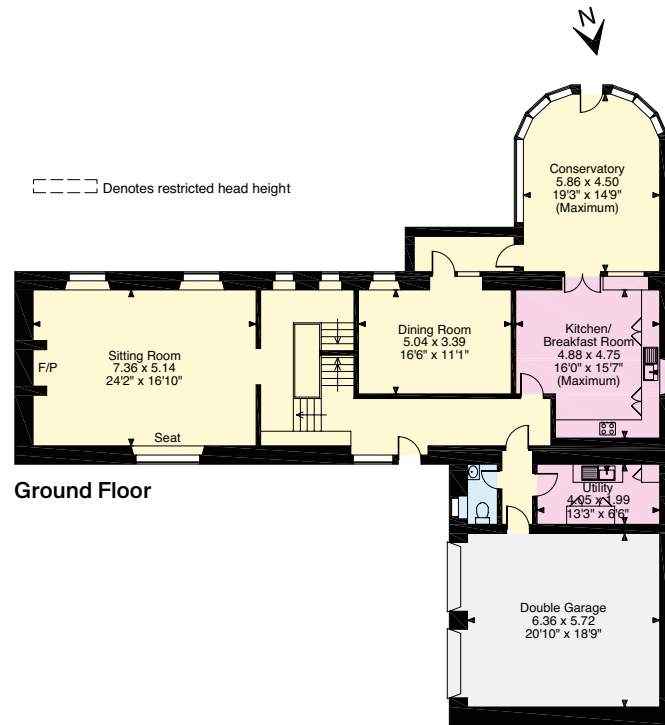
Total: 4,326 sq ft (401 sq m)

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.

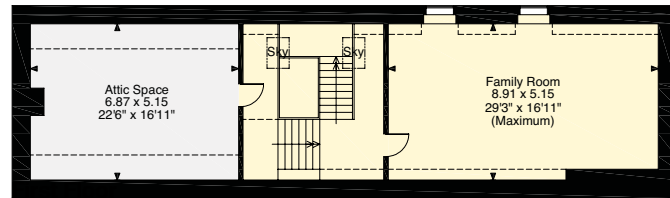
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Lower Ground Floor



Ground Floor



First Floor



Note: "This plan is based upon the Ordnance Survey map with the sanction of the control of H.M. Stationery office. This plan is for convenience of purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. Licence Number. No. 100021721."



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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated July 2023. Photographs and videos dated 2022.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by wordperfectprint.com