

The Cider Barn, Dacombe, South Devon



A gorgeous stone built barn
with garden studio/annexe,
set within one acre of gardens
and situated in the heart of this
popular village.

Summary of accommodation

Ground floor: Spacious entrance hall | Cloakroom | Utility | Sitting/dining room | Kitchen/breakfast room | TV room/study/bedroom five

First floor: Galleried landing | Main bedroom with en suite shower room
Three further bedrooms | Family bathroom

Gross Internal floor area 2,436 sq ft (226 sq m)

Double garage | Gated driveway and glorious gardens

Studio/annexe: Two bedrooms | Sitting room | Kitchen | shower room
(internal floor area 550 sq ft 51 sq m)

In all about 1 acre

Distances

Newton Abbot train station 3 miles, A380 dual carriageway 3 miles

Exeter 18 miles, Totnes 9 miles

(All distances are approximate)

The location

Dacombe, a quintessential English 'chocolate box village' is situated in a beautiful valley, surrounded by farmland and traditional Devon countryside and although a rural setting, is easily accessible to the larger towns of Newton Abbot, Torquay and the city of Exeter. The Linny at Coffinswell, a pretty and popular thatched pub is within a mile's walk of The Cider Barn. The mainline rail station at Newton Abbot is about 3 miles distant and offers a regular high-speed service to London Paddington in about 2.5 hours. Dacombe is well situated between the glorious rural idyll that is Dartmoor and the sandy South Devon beaches, ensuring you will never be short of things to do or places to visit.





Both Torquay and Newton Abbot offer an excellent range of amenities including superstores, hospitals, restaurants, boutique shops and galleries, and a good range of secondary schools including Torquay Boys' Grammar and Torquay Girls' Grammar Schools. The cathedral city of Exeter, which is about 18 miles away, is a hub of cultural excellence and home to one of the top UK universities. The A380 offers access to the M5 and is about 3 miles distant.

The property

The entrance hall for The Cider Barn is a warm, welcoming and spacious reception room, with a cloakroom and plenty of space for boots and coats. The sitting room is a wonderful room, which again feels very spacious and offers double aspect views across the gardens with double doors leading to the terrace. The central feature is the wood burning stove in a large recess. The kitchen/breakfast room is fitted in a farmhouse style with a good range of units and a gas fired cooking range set within an attractive brick built recess.

In addition on the ground floor is a third reception room which is currently used as bedroom five, but could be a TV room or study if preferred and off which is the utility cupboard.





Stairs rise to a large galleried landing off which there are four bedrooms and a family bathroom. The main bedroom has a large, vaulted ceiling and en suite shower room. All bedrooms offer lovely views across the gardens.

Gardens

The garden is bordered by a pretty stream and there is a large log pile and wild garden, perfect for encouraging hedgehogs, butterflies and bees. Beyond the established rose garden is a large terrace area, perfect for al fresco dining. The gardens and driveway are screened behind double gates and attractive stone walling, ensuring a high level of privacy. There is ample parking and storage for numerous vehicles. To the rear of The Cider Barn, there is a pedestrian right of access across the neighbours courtyard,

Within the garden is a double garage/store room and a garden studio/annexe which comprises a sitting room, fitted kitchen, two bedrooms and a shower room.

Services

Oil fired central heating, mains water and electricity, private drainage, LPG for gas hob. Ultrafast fibre broadband.

Fixtures and fittings

All items usually known as owners' fixtures and fittings, whether mentioned or not in these sale particulars are excluded from the sale but may be available by separate negotiation. Such items include all fitted carpets, curtains, light fittings, domestic electrical items, garden equipment, statuary, and machinery.

Viewing

Viewing is strictly by prior appointment with the agents Knight Frank.

Directions (TQ12 4ST)

What3words: often.yelled.geek

From Exeter proceed southbound on the M5/A38/A380 following the signs to Torquay. After approximately 10 miles, keep left and exit at Newton Abbot/Penn Inn, taking the first left at the roundabout and then turn right at second set of traffic lights, following the signs to Plant World. Before reaching Plant World, turn right into Connybears Lane. At the T-junction, turn left, passing The Linny pub on your left and within less than a mile, you will reach The Cider Barn on your right.

Property information

Tenure: Freehold

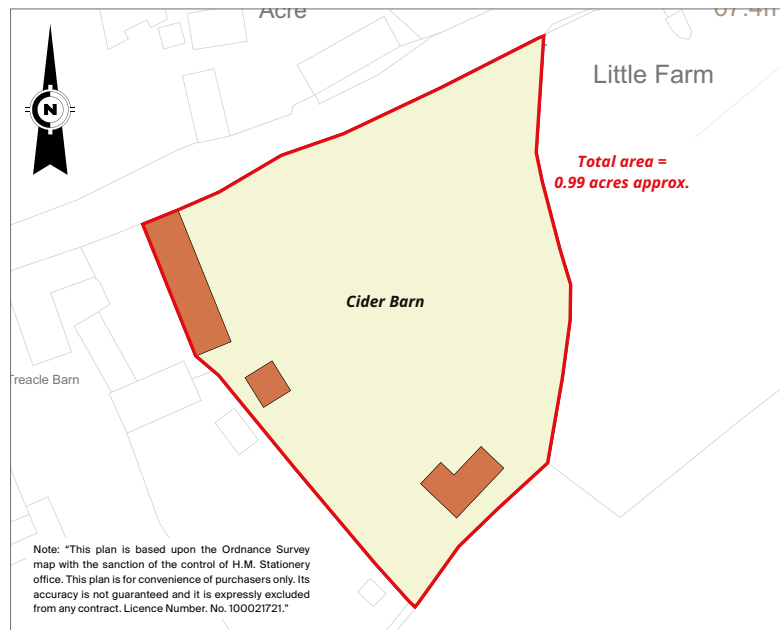
Local Authority: Teignbridge Council - 01626 361101

www.teignbridge.gov.uk

Council Tax: Band E

EPC Rating: D

Guide Price: £945,000



Approximate Gross Internal Floor Area
 The Cider Barn: 226.3 sq m (2435.8 sq ft)
 Garden Annexe: 51.1 sq m (549.7 sq ft)

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



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.

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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 October 2023. Photographs and videos dated April and June 2023.

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