



Wagtail

Newhouse Barton, Ipplepen, Devon, TQ12 5UN

Fabulous Barn Conversion Home

- FULL RESIDENTIAL USE
- Large 4 bedrooms, 3 bathrooms
- Peaceful Countryside Location
- Use of Indoor Pool
- Communal gardens
- Kids Playground
- Kids Playroom

Wagtail is a residential property and is one of a small selection of luxury holiday homes in an immaculately kept collection of The Newhouse complex. This is the largest home on the scheme and the property offers very spacious, bright accommodation with double volume ceiling heights and a wealth of character. This lovely property would make a great family home with flexible accommodation. Currently it is run as a successful holiday let.

This large well-designed barn overlooks the courtyard and has 4 bedrooms and 3 bathrooms and all the charm of a luxury country cottage. To the front of the barn there is a large private sun terrace for al fresco dining.

The grand entrance with roof high windows opens to a large double volume hall. There is a large living room with seating for 8 people and a large fireplace with a wood burner. Steps rise up to a very bright double volume Dining Room with seating for 10. An arch leads into a country style Kitchen which has wood fronted units and an eight burner gas range with 2 ovens and grill. There is space for large fridge freezer, washing machine, tumble dryer and an integrated dishwasher. A door leads to the outside sun terrace.

Guide Price £425,000



Also on the ground floor is a large double bedroom with ensuite bathroom and a door that leads onto the terrace, a twin bedroom and a Guest WC.

On the first floor there is a very large double aspect master bedroom with seating area with sofa bed and an ensuite shower room, a further double bedroom with ensuite as well as a large family bathroom.

Externally there is a large private terrace, which is ideal for catching the afternoon sun. The communal gardens have BBQ facilities and a childrens playground with stunning views over the rolling Devon countryside. The leisure building consists of a large heated indoor swimming pool and indoor childrens play room with pool table, table tennis and table football as well as things for the younger kids to enjoy.

Situation

Newhouse Barton is situated in rolling Devon Countryside and is a quiet yet convenient location, perfect for exploring this beautiful part of the country. The nearest village is Ipplepen 1.5 miles away with The Wellington pub which offers great food and a pub garden, a supermarket and a Farm Shop close by. Dainton Golf Club can be found 4 miles away. The nearest lovely Devon coast and beaches can be found at Paignton or Torquay about 5 miles away whilst the market town of Totnes with its direct rail link to London Paddington is only 3 miles down the road.

Directions

From the A381 turn at the sign for Ipplepen Business Park and Animals in Distress Centre into Edgelands Lane and follow this lane for approximately 500 yards until you reach a T junction at Bilver Cross. Turn left here and follow the lane for 0.9 miles. When you see some cottages on the right, keep straight on, do not fork to the right. Approx. 0.5 miles after these cottages, you will see the entrance to Newhouse Barton ahead of you on a sharp left hand bend.

VIEWINGS BY APPOINTMENT ONLY

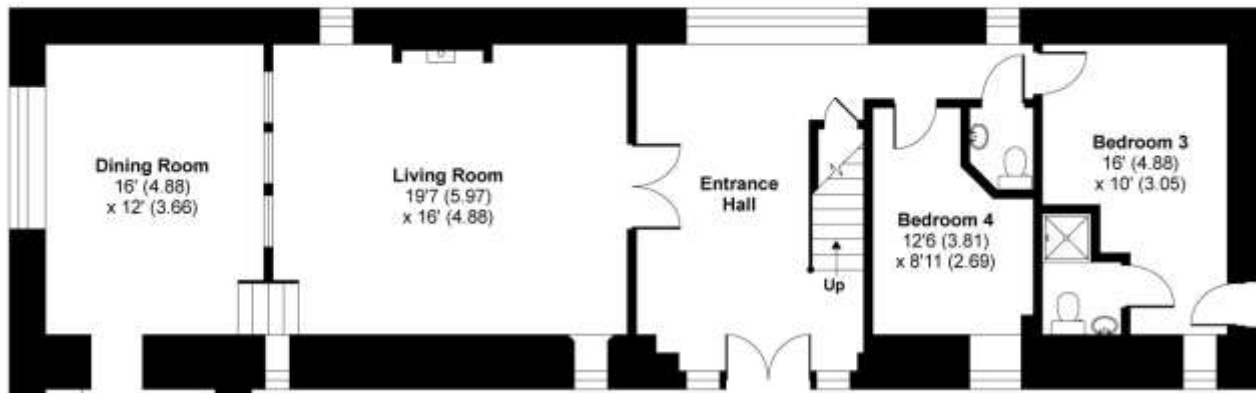
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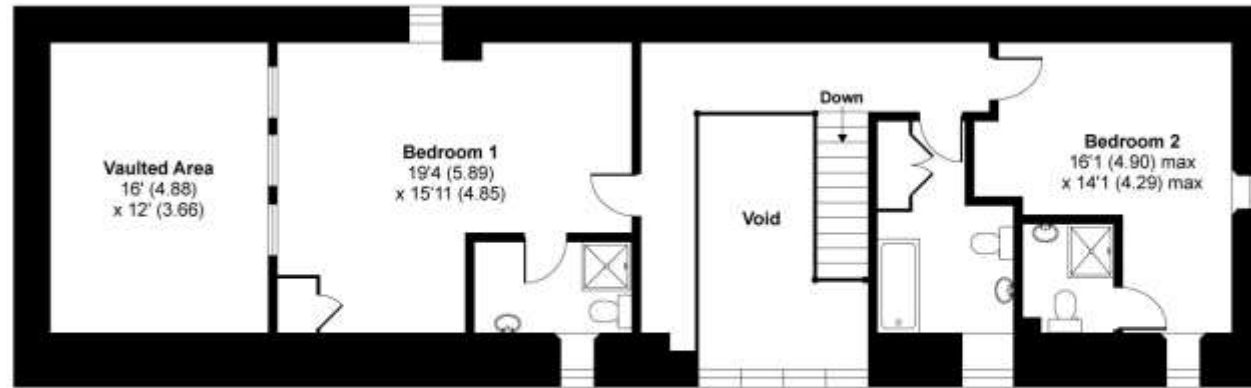


Newhouse Barton, Ipplepen, Newton Abbot, TQ12

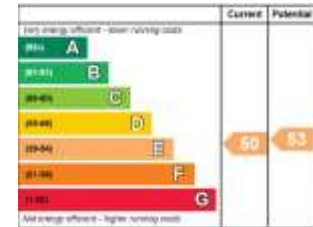
APPROX. GROSS INTERNAL FLOOR AREA 2012 SQ FT 186.9 SQ METRES (EXCLUDES VAULTED AREA & VOID)



GROUND FLOOR



FIRST FLOOR



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