



A rare opportunity to purchase a wonderful, grade 2 listed barn conversion with four double bedrooms, two en-suites, a garage/workshop, parking and a large, charming garden, in the picturesque village of Combeinteignhead,

[The Granary](#) | [1 Westborough Court](#) | [Combeinteignhead](#) | [TQ12 4RG](#)





PROPERTY TYPE

Barn Conversion
Freehold



SIZE

2,027 sq ft



LOCATION
Village



AGE

Converted in 2001



BEDROOMS

4



RECEPTION ROOMS

2



BATHROOMS

3



WARMTH

Oil Central Heating



PARKING

Allocated Parking



OUTSIDE SPACE

Large Garden



EPC RATING

56 D



COUNCIL TAX BAND

E



in a nutshell...

- Grade 2 Listed Barn Conversion
- Four Double Bedrooms
- Two En-Suites
- Kitchen/Dining Room
- Two Receptions Rooms
- Garage/Workshop
- Allocated Parking
- Generous Garden





the details...

A rare opportunity to purchase a wonderful, grade 2 listed barn conversion with four double bedrooms, two en-suites, a garage/workshop, parking and a charming garden, in the picturesque village of Combeinteignhead.

This fabulous property is accessed via a path into a beautiful communal cobbled courtyard and was converted in 2001 into what is now a unique family home, oozing with charm, and with character features such as exposed beams and thick red-sandstone walls. It feels warm and inviting with oil-fired central heating and a wood-burning stove. A viewing is essential to fully appreciate all that it has to offer.

The accommodation briefly comprises, on the ground floor, a fabulous kitchen/dining room with exposed beams, plenty of room for a dining table and seating, ideal for any occasion, and a modern fitted kitchen in oak with plenty of solid-granite worktop space, a space for a range cooker, integrated dishwasher, washing machine and fridge. The oil boiler is hidden within a cupboard providing the central heating and hot water. A spacious living room with a staircase to the first floor has a wonderful fireplace fitted with a wood-burning stove that makes a fabulous feature and focal point for the room, a snug, that would equally make an excellent study for working from home, a garage/workshop with lights and power, and barn doors to the rear of the property. At the opposite end of the property is a wonderful half-landing with a vaulted ceiling, access to the garden, and up to the second bedroom above the kitchen, which is an excellent double with an en-suite shower room, an airing cupboard, and plenty of natural light from a wide window to the courtyard and a skylight in its vaulted ceiling.

Upstairs, in the main section of the house there are three further double bedrooms, the superb principal having built-in wardrobes, dual-aspect windows, two skylights and a modern en-suite shower room. Completing the first floor is a stunning family bathroom containing a P-bath with a shower above, a basin and a hidden-cistern WC.

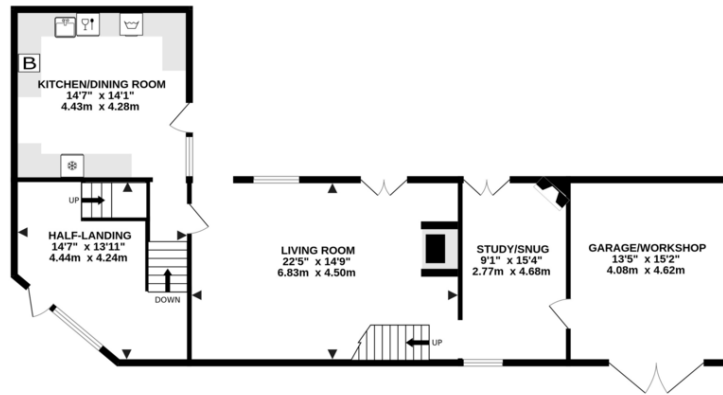
Outside, the rear garden is surprisingly large. At the bottom is a private terrace of decking with a shed for storage. A path leads up to a fabulous garden with a healthy lawn, well-stocked beds of plants, shrubs, and flowers, log-edged planters for growing fruit and vegetables, two ponds and a terrace of decking, that makes a superb venue for entertaining, be it alfresco dining, or sharing drinks with family and friends, all with a stunning view over the surrounding countryside.

There are two allocated parking spaces in the private car park.

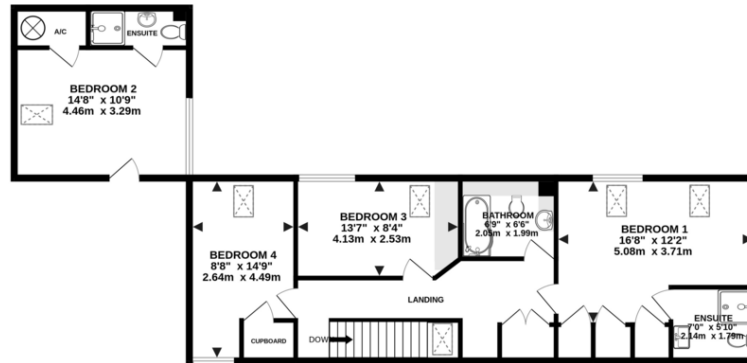
Tenure – Freehold
Council Tax Band - E

the floorplan...

GROUND FLOOR 1089 sq.ft. (101.1 sq.m.) approx.



1ST FLOOR 938 sq.ft. (87.1 sq.m.) approx.



TOTAL FLOOR AREA : 2027 sq.ft. (188.3 sq.m.) approx.

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the location...

The village of Combeinteignhead has a thriving and friendly community with two public houses, one dating from the 17th century and the other enjoying an exquisite location on the riverbank which also offers a sailing club and slipway access to the Teign Estuary. The village offers a church (All Saints) dating from the 13th Century and a village hall with use of tennis courts. Nearby in the village of Stokenteignhead is a highly regarded Primary School, village hall, a popular local public house and a church. The village has good serviceable bus routes to the market town of Newton Abbot.

Shopping

Village shop: Shaldon 2.6 miles

Town Centre: Newton Abbot 2.8 miles

Supermarket: Sainsbury's 2.4 miles

Relaxing

Beach: Shaldon 3.2 miles

Golf: Shaldon Golf Course 3 miles

Travel

Bus stop: Old Post Office Approx 150 ft

Train station: Newton Abbot 2.7 miles

Main travel link: A380 2.1 miles

Airport: Exeter 21.3 miles

Schools

Stokeinteignhead Primary School: 1.3 miles

Shaldon Primary School: 2.6 miles

Newton Abbot College: 3.5 miles

Teignmouth Community School: 32.7 miles

Please check Google maps for exact distances and travel times. **Property postcode: TQ12 4RG**





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