Kingsbridge 3 miles; A38 Devon Expressway 7 miles; Totnes 8 miles

A stunning two storey four double bedroom property being one of eight unique and exceptionally designed residences within the exclusive and private 80 acre estate of Wood Barton. Garage and ample parking. Access to a heated indoor swimming pool and outdoor tennis court.

**Price £800,000**

Contact Kingsbridge 01548 857588
SITUATION AND DESCRIPTION
Woodleigh is an attractive village with a good community and excellent communications to Totnes, Kingsbridge and the A38 Devon Expressway. The settlement dates back to Norman times and is mentioned in the Domesday Book. It encompasses land designated as being of outstanding natural beauty and is adjacent to the River Avon. Much of the surrounding woodland is owned and managed by the Woodland Trust and therefore offers beautiful river and woodland walks. Within a mile of the property are the popular Avon Mill Garden Centre with deli, cafe and the Aune Valley Farm Shop with its newly opened Cafe. Also close by is the village of Loddiswell which has a primary school, shops and pub. Kingsbridge, just over 3 miles to the south and provides a more extensive range of shops, leisure centre with indoor swimming pool, library and schools and churches.

The Monastery is steeped in history, having been built by Trappist Monks in the early 1900s and transformed into eight exceptional residences each one having been individually designed and finished to an exceptionally high standard. The estate offers private woodlands, 1 mile of fishing on the river Avon, an outdoor tennis court and a stunning indoor swimming pool within the magnificently restored Chapel.

Being located in an Area of Outstanding Natural Beauty the Monastery enjoys a wonderful sense of tranquillity. The surrounding private country estate of 80 acres provides a haven for wildlife and benefits from a mile stretch of the beautiful River Avon. Residents have privileged right to wander freely, exploring the woods and meadows and fishing for trout and salmon on the river.

The Bell Tower is an outstanding property benefiting from spacious accommodation arranged over 2 floors with the beautifully restored Bell Tower forming a stunning feature in the master bedroom. A generous entrance hall with a private WC is separated from a 27ft x 10ft x 25ft x 8ft living room by a couple of oak wooden steps and an impressive glass wall that leads into the kitchen/breakfast room. A central island provides a focal point in the kitchen as do the high ceilings and exposed painted wooden beams. High-end integrated appliances. Guest bedroom 4 is located on the same level off a corridor, off the living room.

Upstairs are 3 further double bedrooms with a sublimate master bedroom and en-suite bathroom, bedroom 2 is equally as special and shares a Jack and Jill style en-suite bathroom with bedroom 3.

Bell Tower is a truly unique property located in an historic building that has been given an innovative contemporary twist, with access to state of the art facilities including an indoor swimming pool, sauna, steam room and Jacuzzi located in the properties former chapel.

ACCOMMODATION

ENTRANCE
Shared communal entrance with oak staircase.

FIRST FLOOR
Attractive arched solid wood door opening to

ENTRANCE HALL
Video entry system. Solid oak floor and window to front. Door to storage cupboard housing Heatrae Sadia Megaflo hot water cylinder and electrical controls.

CLOAKROOM
Porcelanosa wash hand basin with mixer tap. Dual flush WC. Fully tiled walls and ceramic tiled flooring. Extractor fan.

SITTING/DINING ROOM
An impressive room with high ceiling, three sash windows allowing plenty of light. Oak staircase with glass panels, oak hand rail and solid oak floor.

BEDROOM 4
A double bedroom with high ceiling and sash window. Solid oak floor. Built in wardrobe with sliding door.

EN-SUITE BATHROOM

KITCHEN/BREAKFAST ROOM
A super contemporary kitchen with high ceiling and exposed painted timbers. Comprehensive range of floor and wall based units. One and a half bowl porcelain sink with mixer taps set within solid granite worksurface with cut out drainer and granite upstand. Rangemaster cooker with double oven and six gas ring hob. Full width extractor hood and light above. Central island unit providing a breakfast bar with further storage cupboards below. Integrated Siemens dishwasher, GE Monogram fridge/freezer with ice dispenser. Siemens integrated microwave and coffee maker. Two painted brick archways. South facing sash window with deep oak display sill overlooking the surrounding grounds and open farmland beyond. Solid oak floor.

UTILITY ROOM
Floor based units with stainless steel sink and mixer taps set within granite worksurface with cut out drainer and granite upstand. Space and plumbing for washing machine and tumble dryer. Wall mounted combination boiler supplying domestic hot water and underfloor heating. Sash window with deep oak sills giving views across to the pool complex and fields and woodland beyond.

SECOND FLOOR
MASTER BEDROOM
A good sized double bedroom with south facing sash window affording lovely countryside views. Impressive central glass lantern allowing plenty of natural to flood in, part sloping ceiling. Solid oak floor. Built in wardrobe with sliding door. Etched glass door to:-

EN-SUITE SHOWER ROOM

BEDROOM 2
Another good sized double bedroom with south facing sash window with good views, solid oak sill. Oak floor. Built in wardrobe with sliding doors. Access to roof space. Door to:-

EN-SUITE SHOWER ROOM

BEDROOM 3
A double bedroom with sloping ceiling and skylight.

GARAGE
Situated in a garage block with double timber doors, power and light.

SERVICES
Mains water, drainage and electricity. LPG gas boiler providing central heating and hot water.

COUNCIL TAX
Currently Band G

LOCAL AUTHORITY
South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon TQ9 5NE. Tel: 01803 861234.

POST CODE
TQ7 4DH

FIXTURES AND FITTINGS
All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

TENURE
Leasehold for a term of 999 years from 2005.

VIEWING
Very strictly by appointment only through Marchand Petit (Kingsbridge office) 01548 857588.

DIRECTIONS
From Kingsbridge take the road to Loddiswell and after about three miles, before the village of Loddiswell turn right sing posted Woodleigh and Preston. Proceed through the village of Woodleigh and after approximately three quarters of a mile you will see the entrance to Wood Barton on the left hand side.
**IMPORTANT NOTICE**

1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract.

2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property.

3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only.

4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser.

5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office.