The Bakehouse And Wheelhouse
Two barn conversions set in 2 acres with river frontage in this peaceful Dartmoor hamlet location.

- The Bakehouse: separate kitchen, open plan sitting/dining room, 2 beds, study/bed 3, bathroom, WC
- The Wheelhouse: sitting room, potential kitchen, bedroom, bathroom
- Parking, garden and pasture land
- River frontage and Dartmoor views
- In all, approx 2 acres

**SITUATION**
The Bakehouse and Wheelhouse are located in the peaceful hamlet of Ponsworthy, nestled in the spectacular West Webburn valley, in the heart of Dartmoor. The Bakehouse and Wheelhouse, together with the Mill across the lane, served as the bakery and wheelwrights for the local area up until the mid 19th Century.

**DESCRIPTION**
The properties are well placed to take advantage of the excellent recreational and sporting facilities in the area, including moorland walking, riding, shooting, hunting, golf and water sports. Both The Bakehouse and Wheelhouse have been individually let in the past to provide a useful secondary income.

**ACCOMMODATION**

**THE BAKEHOUSE**

The Bakehouse was originally the bakery and shippon for the adjacent mill which served the local population. The 7ft granite ‘one sack’ industrial bread oven, so called because of the commercial production of bread, remains and is a feature of the kitchen. Converted in the 1970’s and winning awards from both the Civic Trust and the RIBA, on the ground floor there is a kitchen with woodburning stove and bread oven. Exposed beams and the original external window shutters remain. Family bathroom, WC and master bedroom with a woodburner.

Upstairs is an open plan living space with a sitting room and study. A door leads to the second bedroom and through to the study/bedroom three which has its own access to the rear garden.

**THE WHEELHOUSE**

is a one-bed apartment with sitting room, bathroom and scope for a kitchen with plumbing insitu. The lower floor has original forge fireplace. This room could be remodelled to add additional bedrooms or further living space (STP).

**OUTSIDE**
Accessed through a metal gate to a courtyard with off road parking. Large covered wood store/carport at the rear of the properties and the old Byre has potential to be used as an office/studio with double doors overlooking the land and river. The land is a sloping field dotted with Dartmoor granite rocks and could be used for ponies/sheep with smallholding potential. The lower half is bordered by approx. 100 yds of river frontage.

**SERVICES**
Mains electricity, drainage and water. Woodburners and electric heating.

**LOCAL AUTHORITY**
Dartmoor National Park Authority, Parke, Bovey Tracey, Newton Abbot, Devon TQ13 9JQ Tel: 01626 832093 E-mail: hq@dartmoor-npa.gov.uk

**VIEWING**
Strictly by prior appointment with Stags Totnes property office on 01803 865454

**DIRECTIONS**
From the Drumbridges roundabout on the A38, take exit, signposted Bovey Tracey. At the 1st roundabout, take the 2nd exit and at the next roundabout take the 1st exit signposted Haytor and Widecombe (B3387). Continue for about 500 yds and bear left, still following signs to Haytor and Widecombe. After approx. 7 miles, follow the road through Widecombe village and continue for a further 2 miles down to Ponsworthy. Drive over the bridge and the property is the 1st on the left.

**Guide price £585,000**
The Bakehouse and Wheelhouse

Ponsworthy, Devon,

The Bakehouse and Wheelhouse

Approximate Gross Internal Area = 120 sq m / 1300 sq ft
The Wheelhouse Internal Area = 44 sq m / 474 sq ft
Workshop / Store Internal Area = 43 sq m / 460 sq ft
Office / Studio Internal Area = 12 sq m / 124 sq ft
Total = 219 sq m / 2358 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplanSketch.com © 2016 (ID295101)

These particulars are a guide only and should not be relied upon for any purpose.

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