



WOODS
DISTINCTIVE HOMES



**Barton House
Woodland
Newton Abbot
Devon
TQ13 7LN**

£795,000

- Detached Grade II Listed period property
- Sitting room
- Dining Hallway
- Kitchen and utility Room
- Study
- Ground floor bedroom
- Studio
- Master bedroom suite
- Three further bedrooms
- Family bathroom
- Approximately two acres of delightful gardens
- Detached Linhay
- Detached double garage

Barton House is a Grade II listed property which is set in delightful gardens extending over nearly two acres. This period detached house benefits from spacious accommodation arranged over two floors with many character features including oak panels in the sitting room and the cross passageway, parquet flooring, large fireplaces and a detached linyay. The property is understood to date back to 1532, when it was built for the designers and builders of Woodland Church.

Barton House is situated in the rural hamlet of Woodland which is located approximately 3 miles from the Dartmoor town of Ashburton which is situated in the valley of the River Ashbourne. There is easy access from the town on the A38 to the cities of Plymouth & Exeter, and the town benefits from a variety of independent shops and a 15th Century Church. The ancient market town of Totnes is approximately 6 miles away. Totnes is a river port in the South Hams area of South Devon. The local railway station is on the Paddington/Penzance line.

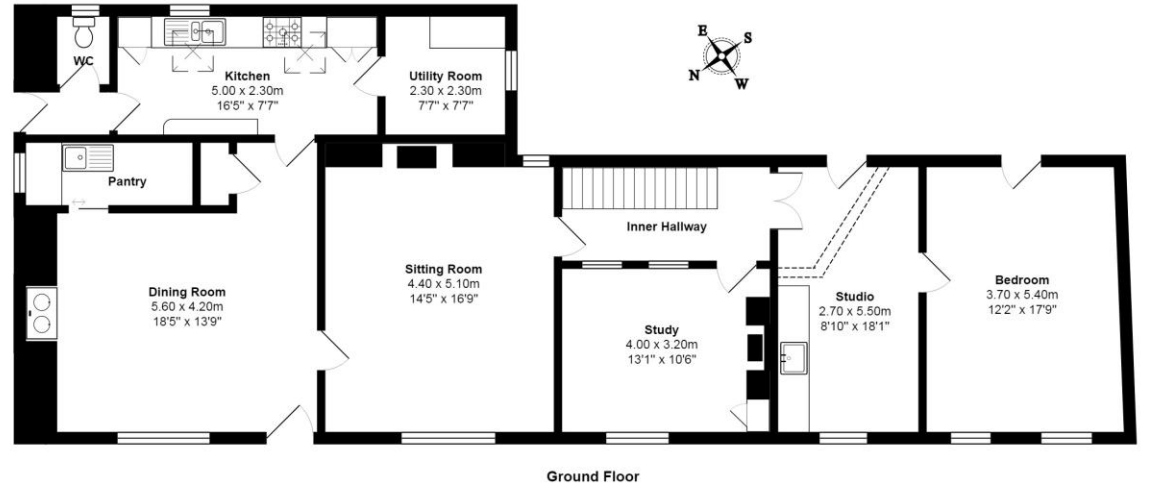
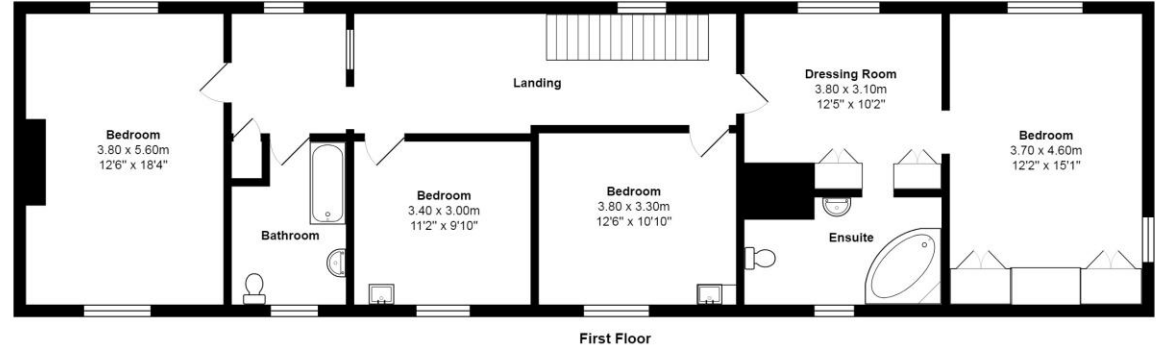
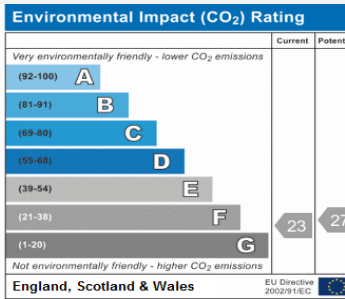
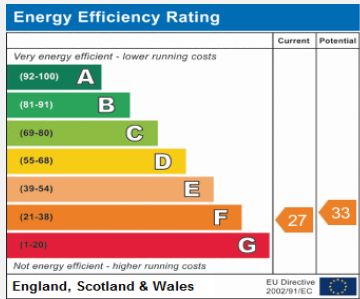


The property is accessed by an oak front door opening into the dining hallway which has an oak screen, parquet flooring, solid fuel Rayburn and a recess fitted with a Butlers sink. From the dining hallway doors open into the kitchen and the sitting room. The kitchen is fitted with a range of base units and a fitted one and half bowl stainless steel sink unit. From the kitchen there is access to the utility room and the downstairs cloakroom. The sitting room has an oak screen, large fireplace with fitted log burning stove and slate hearth and has a casement window overlooking front of property. A door from the sitting room opens into the inner hallway where a staircase rises to the first floor landing, and there are doors to the study and the studio. In the study there is an oak screen, fireplace with log burning stove, casement window with window seat and parquet flooring. The studio has a door opening into the garden, wooden flooring, window with window seat and a Belfast sink. From the studio a door opens into the ground floor bedroom which has a stable door opening onto the rear garden, a window overlooking the front of the property and economy 7 heater.

On the first floor there is a master bedroom suite which comprises of a dressing room with fitted wardrobes, a bedroom with fitted wardrobes and an en-suite fitted with a corner bath, pedestal wash hand basin and low level WC. There are three further bedrooms all with windows overlooking the front of the property and electric heaters. The family bathroom is fitted with a wood panelled bath, pedestal wash hand basin, low level WC and a heated towel rail.

Outside the property is a delightful mature garden which extends over nearly two acres. The gardens comprise of traditional cottage gardens, vegetable plots and fruit patch, extensive lawned areas with ponds and woodland. A five bar gate gives access to the cobbled yard where there is a detached linhay with two floors and a dove house. A driveway provides access to the detached double garage.





Barton House, Woodland
Total Area: 251.6 m² ... 2708 ft²

Wood's Estate Agents & Auctioneers,
1 The Plains, Totnes, Devon TQ9 5DR

01803 866336 totnes@woodshomes.co.uk www.woodshomes.co.uk

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