



## The Accommodation

- 🏠 2 Bedrooms
- 🏠 Family Bathroom
- 🏠 Hall
- 🏠 Parking
- 🏠 Sitting Room
- 🏠 Garage/Studio
- 🏠 Kitchen
- 🏠 Large Garden
- 🏠 Living Room
- 🏠 Character Features

## Brief Description

Close to the favoured village of Holne in the tiny hamlet of Stoodley on the southern slopes of Dartmoor in a delightful rural setting is this semi-detached barn conversion in need of improvement

Believed to date back some two and a half centuries, Barn Owl Cottage is the smaller part of a former barn which was converted in the early 1990s. Constructed principally of local stone under a pitch, slate roof, this property was lived in by the original homeowner for 26 years.

In need of some TLC, this is a wonderful opportunity for someone improve and redecorate to their own taste and to have a comfortable family home or retreat in this very special part of the moor. Set in a large plot of around one fifth of an acre, Barn Owl Cottage is perfect for the budding gardener or person who enjoys The Good Life. The grounds are sheltered and, with some trimming back, lovely south westerly views could be enjoyed. Stretching around the side and rear of the property, there is a plethora of trees and shrubs and it is a wildlife paradise to pheasants, doves etc. The main part of the garden faces south with a small lawn immediately to the rear of the house, ideal for barbecues on sunny, summer evenings! There is a substantial, wood framed garage to the side of the property which has three sets of windows and a south-facing verandah which could double as a studio. There is parking beside for 3 cars.

The accommodation to Barn Owl Cottage is accessed from a private path halfway down the entrance drive (shared with No.1 next door). The small entrance hall, off which is a cloakroom, leads to the dining room or library with delightful open stone fireplace. This room is open plan with the kitchen which extends from it in an L-shape and has a range of wall and floor units, sink and drainer and plumbing for dishwasher or washing machine. A short staircase leads through double doors to a magnificent living room, over 22 feet long and featuring exposed beams including two slim tree trunks spanning the room. This room was

originally the linney (manger) and the main part of the property was for storage with a hayloft above. Upstairs are two bedrooms (there were originally 3 and it would be relatively easy to sub-divide bedroom 2 again) and there is a bathroom and w.c.

The nearby village of Holne has a thriving community including a shop/tea rooms, parish church and medieval Church House Inn (currently closed). A mile or so away is The Tradesman's Arms in Scorrton. The ancient stannary town of Ashburton is approximately 3 miles away, as is Buckfast Abbey and access to the A38 Devon Expressway which links Plymouth and Exeter to the motorway network. Totnes and Newton Abbot are around 20 minutes' drive; Exeter and Plymouth are around 30 minutes.

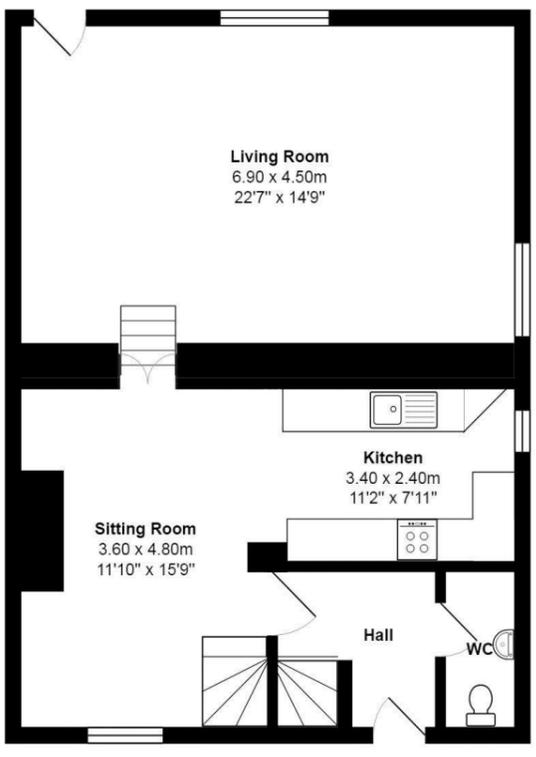
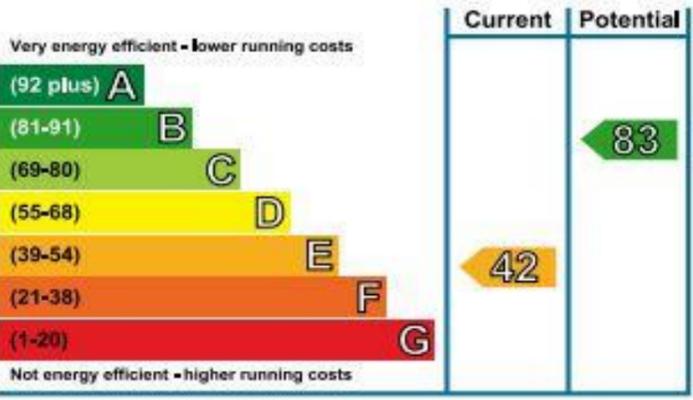
**SERVICES:** Barn Owl Cottage has propane gas fired central heating, mains water and electricity available (connected on inspection) and shared septic tank with No.1.

**LOCAL PLANNING AUTHORITY:** Dartmoor National, Parke, Bovey Tracey. Tel: 01626 832093.

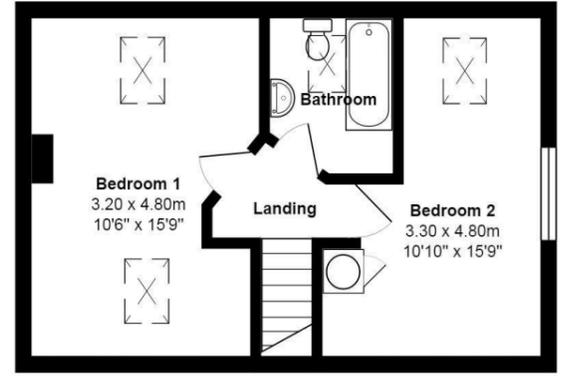
**DIRECTIONS:** Exit at the Peartree access of the A.38 Devon Expressway signposted Ashburton. Follow signposts to Holne. After 2.5 miles, Chase Gate Farm will be seen on the left hand side. After 100 yards go straight up up the hill signposted Hembury Woods. At the top is a small green with Gallant-le-Bower marked on the signpost. Bear right and down a tarmac and gravelled track for approximately 120 yards and Barn Owl Cottage is through the five-bar gate on your left and at the near end.



# Energy Efficiency Rating



Ground Floor



First Floor

Barn Owl Cottage, Holne  
Total Area: 107.6 m<sup>2</sup> ... 1158 ft<sup>2</sup>



**Notice** These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property. References to the Tenure of the property are based on information supplied by the Sellers so Buyers should obtain verification from their Solicitor.



**WOODS**  
DISTINCTIVE HOMES

Barn Owl Cottage, 2, Stoodley Barn, Holne, Nr Ashburton, Devon TQ13 7RY  
Ref: DPV1702 £310,000  
01626 834534 woodshomes.co.uk