



WOODS
DISTINCTIVE HOMES



Misty Moon Cottage

1 Stoodley Barn

Holne

Nr Ashburton

Devon TQ13 7RY

A unique barn conversion in a superb rural setting on the foothills of Dartmoor with spectacular panoramic views across the South Hams countryside and planning permission for the erection of a double garage with studio above

- 4 Bedrooms
- Sitting Room
- Kitchen/Diner
- Study/Utility Room
- Cloakroom
- Ground Floor Bedroom with En-Suite
 - Family Bathroom
 - Parking
 - Gardens
- Planning Permission for Garage/Studio
 - Panoramic Views
 - Character Features



Believed to date back some two and a half centuries, Misty Moon Cottage is the larger part of a former barn which was converted in the early 1990s. Constructed principally of local stone under a pitch, slate roof, this property commands one of the best views in the area. Mainly south facing, the vistas stretch for 20 miles in an arc from Marldon Beacon to Start Point lighthouse. At night, only one street lamp can be seen which is 10 miles away, giving Stoodley some of the best dark skies in Devon and the regular sighting of shooting stars.

Set in a plot of around a quarter of an acre, the main garden is quite level and mainly laid to lawn. Stretching around the side and back of the house, this leads down to a lower garden which has plethora of trees and shrubs and wild flowers; this is a wildlife paradise and home to pheasants, doves etc.

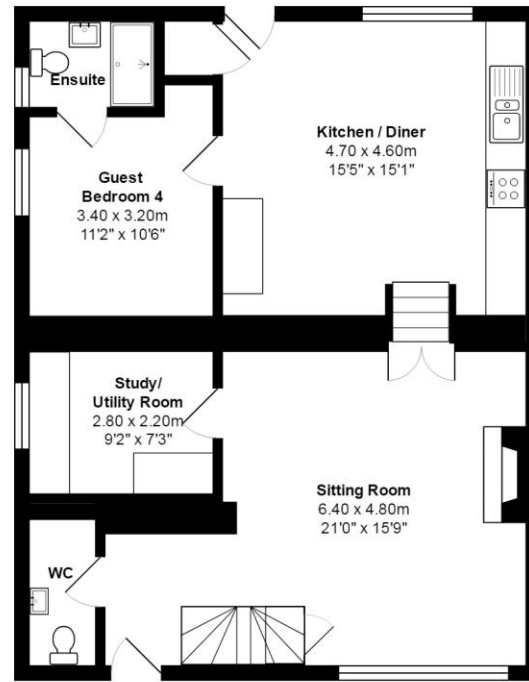
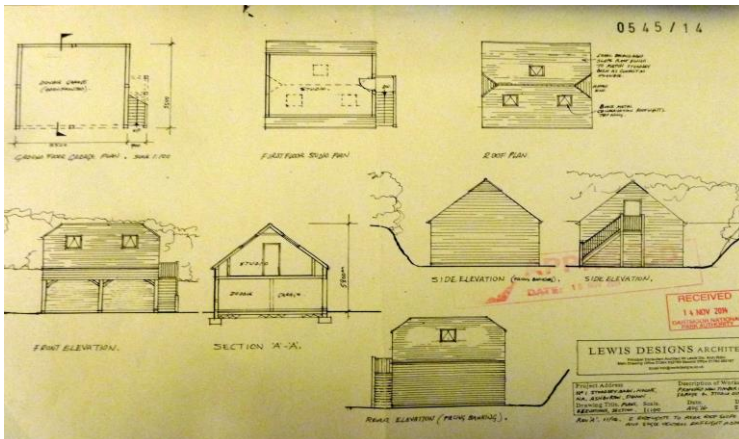
The accommodation in Misty Moon Cottage is ideal for either a family living in it as their main residence or for use as a holiday home. The lower part of the property can be cut off from the main to provide a self contained annexe if required. The ground floor features a charming sitting room with open stone fireplace, beamed ceiling and views through a picture window onto the front garden. Off this room is a cloakroom and study/utility room with superb views. Double ledge and brace doors lead down a small flight of stairs into the magnificent kitchen which sports a very high ceiling and a feature tree trunk spanning the centre of the room; A large granite cornerstone may have been taken from the old Buckfast Abbey when the barn was first built. Doors lead to a small utility cupboard and onto the back garden. Also off the kitchen is the guest bedroom, again with views and with recently installed en-suite shower room. The main bedroom is on the first floor with exceptional views, a walk-in wardrobe and en- suite w.c. with wash hand basin. Also off the landing is the family bathroom and two further bedrooms.

Please note that planning permission has been granted for a double garage with studio above at the bottom of the drive. Also note, we have a duty to inform potential purchasers of this property that the vendor is associated to Woods.

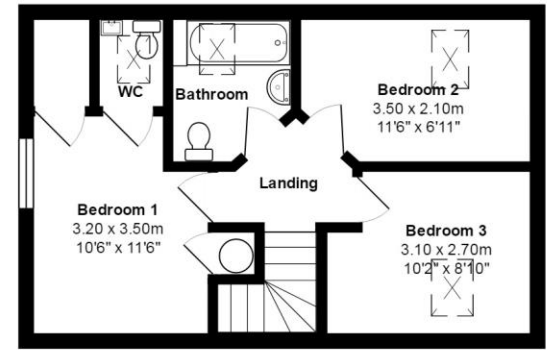
The nearby village of Holne has a thriving community including a shop/tea rooms, parish church and medieval Church House Inn (currently closed). A mile or so away is The Tradesman Arms in Scorrillon. The ancient stannary town of Ashburton is approximately 3 miles away, as is Buckfast Abbey and access 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: Mains water and electricity are available and were connected at the time of inspection. Shared septic tank drainage.





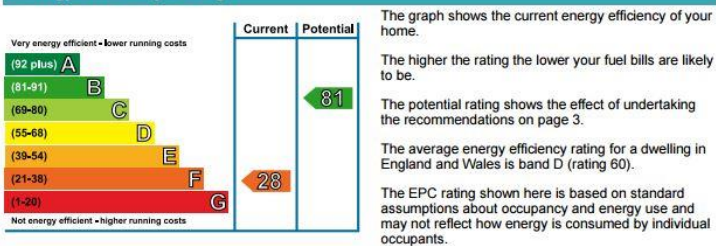
Ground Floor



First Floor

1 Stoodley Barn, Holne
Total Area: 111.3 m² ... 1198 ft²

Energy Efficiency Rating



Woods Palmer Radclyffe Estate Agents & Auctioneers,
5 Station Road, Bovey Tracey, Devon TQ13 9AL
01626 834534 bovey@woodshomes.co.uk www.woodshomes.co.uk

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