



**The Farmhouse, Barons Hill Farm,
Avonwick**
South Brent, Devon, TQ10 9EZ

SOUTH HAMS'
LEADING
ESTATE AGENT

Marchand  **Petit**
ESTATE AGENTS

This impressive and stylish farmhouse is a substantial family home, offering over 3,000 sq. ft. of versatile accommodation. Wrapping around the property are charming gardens, mature orchard, and ample parking.

Ground Floor

Porch, Sitting Room, Family Room/Snug, Conservatory, Kitchen/ Breakfast Room, Boot Room, Utility, WC, Dining/ Games Room, Cellar.

First Floor

Bedroom 1, Ensuite Bathroom, WC, 4 Further Double Bedrooms, Study, Family Bathroom.

Outside

Garden Room/ Study, Workshop.

Location

Avonwick is a charming village, containing one of only a few proprietary chapels remaining in the country, 2 fine public houses serving excellent food and is reported that the tennis club is older than the village. Nearby South Brent a thriving bustling Devon village situated on the southern edge of Dartmoor National Park. The village enjoys a wide range of shops, including supermarket, butchers, pharmacy, delicatessen, electrical shop and fish and chip shop. The professional services include a post office, health centre and dental surgery.

Mileage

Totnes 6 miles, Exeter 24 miles, Plymouth 17 miles
(Distances approximate)

Modbury Office
01548 831163

modbury@marchandpetit.co.uk







KEY FEATURES

- Charming rural setting near a sought-after village
- Striking period home with fine characterful features
- Extensive accommodation of over 3,000 sq. ft
- Detached garden room
- Charming gardens and mature orchard
- Ample parking





DESCRIPTION

The Farmhouse is an exquisite rural home near the sought after village of Avonwick, surrounded by picturesque Devon countryside, and notably unlisted. This substantial property is believed to date back to the late sixteenth century with Georgian additions, creating a striking home with characterful features. The versatile accommodation offers over 3,000 sq. ft, providing 5 bedrooms, sitting room, drawing room, kitchen/breakfast room, dining/games room, conservatory and 2 bathrooms. Charming gardens wrap around the property including lawns, mature orchards, and parking area.

ACCOMMODATION

An entrance porch leads through to an inner hall with two reception rooms either side and stairs to the first floor, providing a dual aspect sitting room and a family room/snug. In the heart of the property, the charming and inviting kitchen/breakfast room, arranged with an array of base and wall units, central island, and an oil-fired Aga, creating the perfect family or entertaining space in the home. Off the kitchen is a boot room and a generous conservatory, predominantly glazed with doors leading out onto a patio. A further inner hall has a through passage to the garden and side patio, guest cloakroom and a 2nd set of stairs to the first floor. Off this hall is a dining/games room.

The second-floor layout gives the feeling of two wings with two staircases and a long landing connecting the rooms. Bedrooms 1 and 3 have a westerly orientation enjoying wonderful views. Bedroom 1 has an ensuite which connects to a landing with an additional WC. Between Bedrooms 1 and 3 is a charming study. Bedrooms 2, 4 and 5 have a southerly orientation and share the family bathroom.

OUTSIDE

The grounds of The Farmhouse are set in approximately three quarters of an acre. A sweeping drive with mature trees on either side, leads around to a generous parking area, with a large area of lawn with a beautiful mature beech tree, enclosed by hedging and tree line. On the south side of the property is a delightful patio, perfect for alfresco dining, and a detached outbuilding offering a charming garden room or excellent storage. Attached to the main house is a former wine store, currently used for storage. Behind the farmhouse is a further generous garden of extensive lawns, established shrubs and a charming orchard.

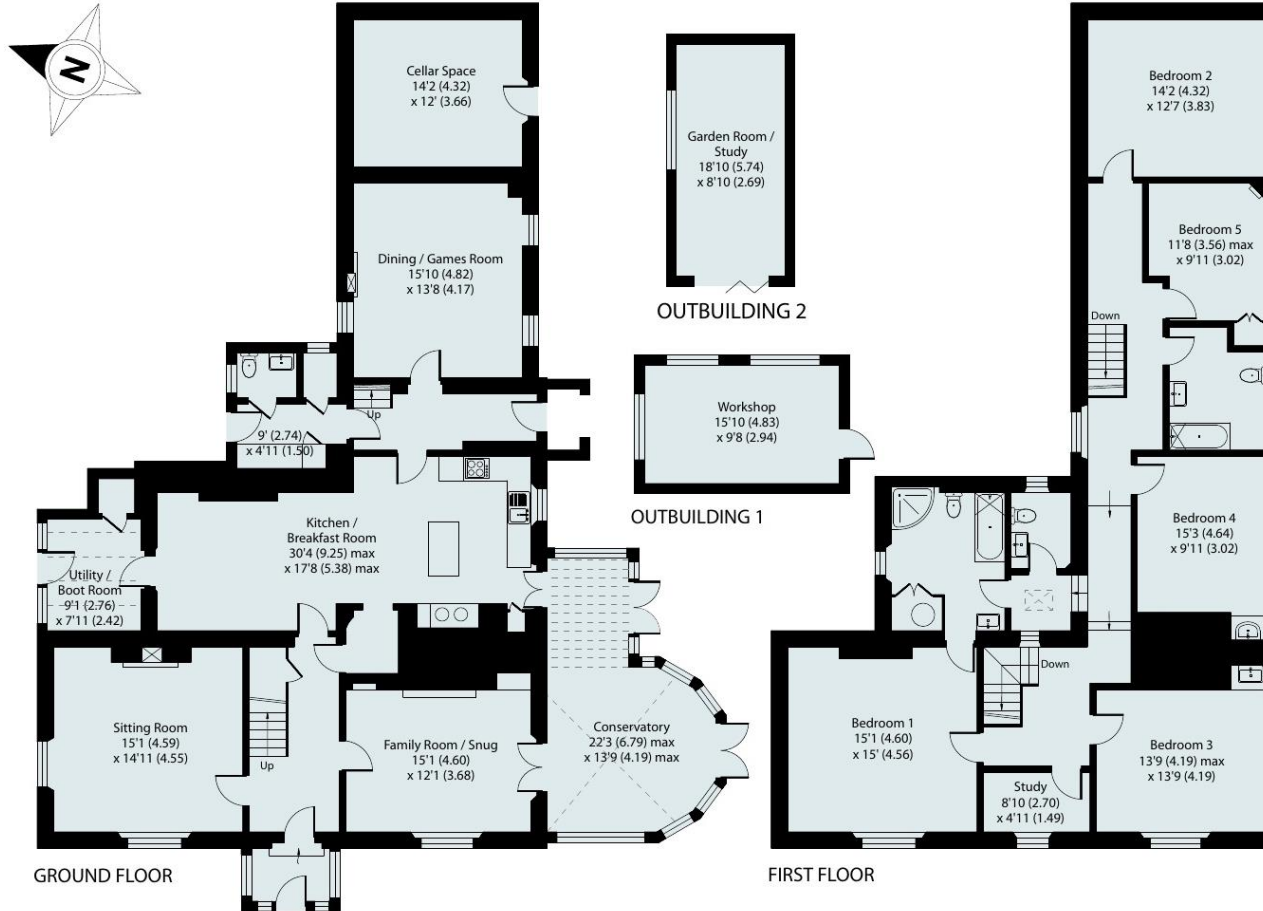


Approximate Area = 3350 sq ft / 311.2 sq m

Outbuilding = 484 sq ft / 45 sq m

Total = 3834 sq ft / 356.2 sq m

For identification only - Not to scale



LOCAL AUTHORITY

South Hams District Council, Follaton House,
Plymouth Road, Totnes, Devon, TQ9 5NE

COUNCIL TAX

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FIXTURES AND FITTINGS

All items in the written text of these particulars are included in the sale. All other 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

Freehold

VIEWINGS

Strictly by appointment with the sole agents,
Marchand Petit, Modbury Office. Tel: 01548 831163

DIRECTIONS

From Exeter, on the A38, leave at Wrangaton junction and turn left at the end of the slip road. Continue to the roundabout and take the first exit in the direction of Avonwick. Follow this road along for roughly 1 mile. Barons Hill Farm driveway will be on the right. Go up this driveway, through the gate and The Farmhouse is through the next gate on the right.



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.

MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

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