



Ware House, Ware Hill
Ugborough, Ivybridge, PL21 0NZ

SOUTH HAMS'
LEADING
ESTATE AGENT

Marchand Petit
ESTATE AGENTS

Ware House, Ugborough, Ivybridge

An exquisite Grade II Listed detached barn conversion, renovated and upgraded to an exceptional standard by the current owner, offering over 2,500 sq. ft of versatile accommodation.

ACCOMODATION

GROUND FLOOR

Entrance hall, Studio room with an ensuite shower room, Bedroom 1 with an ensuite bathroom, Bedroom 2, 3 and 4 with a family bathroom.

FIRST FLOOR

Sitting/Dining room with a balcony, Kitchen/Breakfast room, Snug

LOCATION

Ugborough is a charming old South Hams village set in beautiful countryside, mentioned in the Domesday Book, with a long history dating back to Saxon times. Today, there is a primary school, restaurant/pub and the 12th century church flanks one end of the large village square, where the annual fair is still held. For more comprehensive shopping, there is Ivybridge to the west, Modbury to the south, and Plymouth is within easy commuting distance via the A379 or A38. The Salcombe and Yealm estuaries are close by providing water sports facilities. The village of Ermington is situated about a mile away and offers a general store, village inn, church and primary school.

Mileage

Plymouth 13 miles, Modbury 5 miles, A38 2 miles.
(Distances Approximate)

Modbury Office

01548 831163

modbury@marchandpetit.co.uk

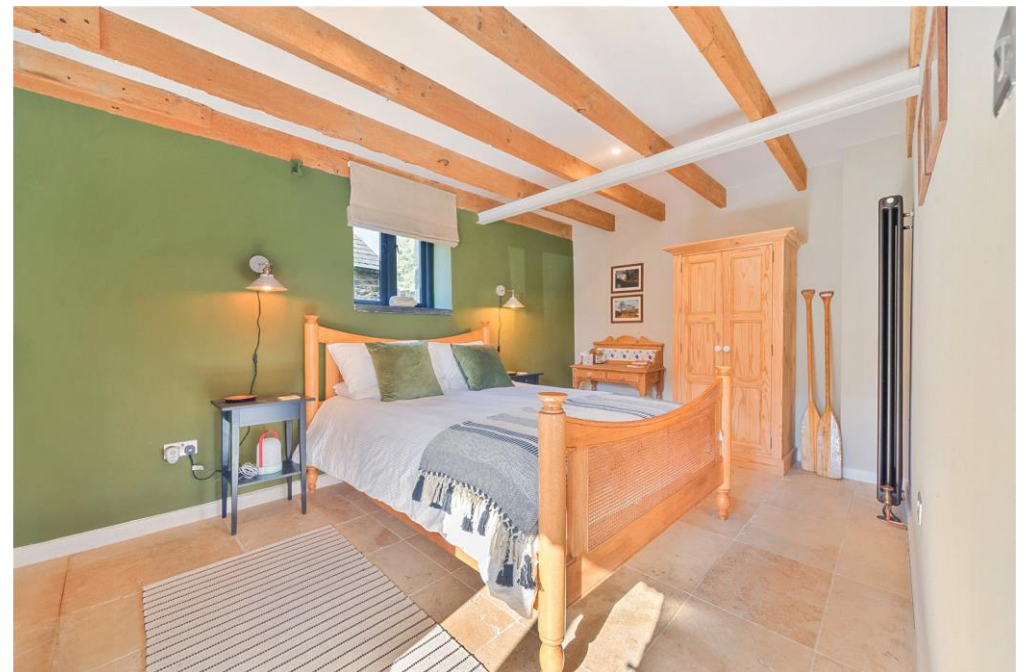






KEY FEATURES

- Located on the edge of Ugborough village
- An exceptional Grade II Listed barn conversion
- Over 2,500 sq. ft of versatile accommodation
- 4 bedrooms with a self-contained studio
- Renovated throughout to a high standard
- Delightful gardens, decked terrace and balcony
- Ample parking





DESCRIPTION

Ware House is an exceptional Grade II Listed barn conversion situated on the edge of the sought after village of Ugborough. This substantial and stylish country home has been extensively renovated and upgraded by the current owners. This unique property offers over 2,500 sq. ft of versatile accommodation with a reverse level layout and the potential for a self-contained studio ancillary wing. Surrounded by delightful gardens, ample parking and a bordering stream.

ACCOMMODATION

Ground Floor The main entrance is to the rear of the property; a glazed single storey hall connecting the main house and the studio wing/garden room. An inner hall provides access to the ground floor rooms with a central hall providing stairs to the first floor and a utility. The South-East end of the property contains the master bedroom, dual aspect with garden views and revealed beams, complete with a contemporary ensuite providing a walk-in shower, wc, basin, bidet and ladder radiator. Bedrooms 3 and 4 have front aspect windows and built-in cupboards. Bedroom 2 has a dual aspect with revealed beams. The stylish family bathroom is arranged with a bath with shower overhead, wc, basin and ladder radiator. The ground floor wing to the property offers a versatile studio, self-contained with a shower room, could provide accommodation as a studio annexe, 5th bedroom or a delightful Garden Room with a wonderful garden orientation. **First Floor** The grand reception room is a truly impressive space, not just in length but in height too, with a vaulted ceiling of exposed timbers, dual aspect, with external stairs to the front to the property and a charming balcony - perfect for morning coffees. A feature wall of bespoke shelving and a RIAS Viva wood burner, works extremely well with the Lutron lighting zones creating wonderful ambient moods. At the south-east end of the first floor is a charming snug, known as "The Whisky Room" a triple aspect room for those quieter winter evenings, previously used as an additional bedroom. The kitchen is at the opposite wing of this floor, an exceptionally stylish array of matching base and wall units with a Bertazzoni dual fuel Heritage Range Cooker, triple aspect and stairs leading up from the front of the property.

OUTSIDE

The property is approached by a shared courtyard. To the right of the property is a set of gates leading onto a gravel parking area and path leading round to the entrance. The rear garden is predominantly laid to lawn with a low level stone wall perimeter and a delightful area of decking, perfect for alfresco dining. The boundary extends beyond the stone wall to the post and rail fencing. A small bridge crosses the stream to a further lawned garden, bordering a neighbouring field, an idyllic spot to relax and unwind. The two sets of stone steps to the front elevation can also be used for access.





Approximate Area = 2556 sq ft / 237.4 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | 69 | 76 |
| | | EU Directive 2002/91/EC | |



LOCAL AUTHORITY

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

COUNCIL TAX

Band F.

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.

SERVICES

Mains gas, electricity, water & drainage. Gas fired central heating boiler. Underfloor heating on the ground floor hallways, en-suite and family bathroom. Lutron lighting fitted in the hallways, kitchen, sitting/dining room and externally.

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 third exit in the direction of Plymouth. Take the first turning right for Ugborough on to Ware Hill. The entrance drive to the property can be found in a short distance on the right-hand side.



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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