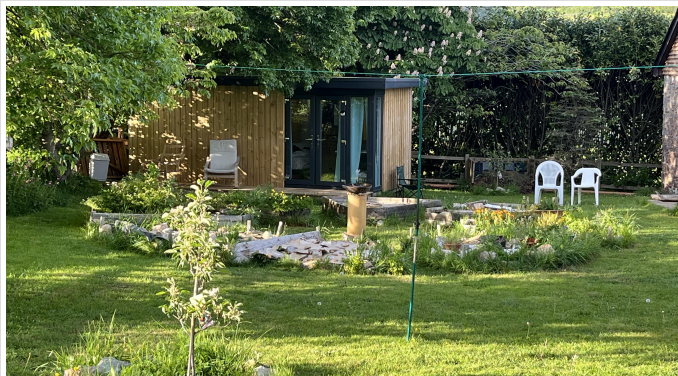
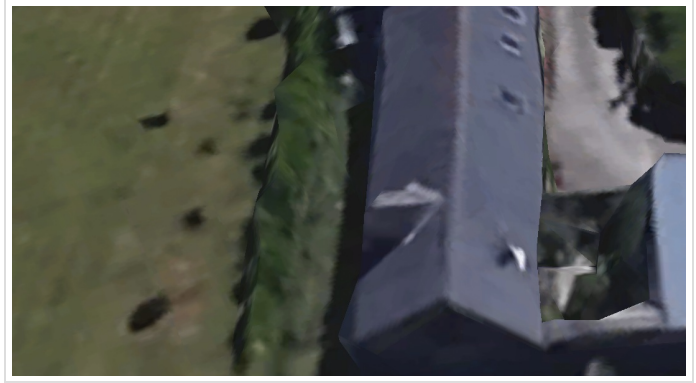


4 Bed Detached In Dainton , Newton Abbot, TQ12 5TZ

£585,000





SHORT DESCRIPTION

Property Ref: 16774 A beautifully converted stone barn situated in a small hamlet close to the village of Ipplepen, between Newton Abbot and Totnes. The property offers around 2,000 sq ft of warm, characterful living space on a generous 0.29-acre plot; with the kind of atmosphere that takes years to accumulate and cannot be replicated. The main house has three bedrooms, three bathrooms, one of which is an en-suite, and two kitchen spaces; one of which forms part of an open-plan kitchen, dining and living area. With original beams, reclaimed pine flooring, slate roofing and flagstone floors, this charming barn conversion is homely, rustic and warm. A log-burning stove anchors the open-plan kitchen and living room, while a second fireplace with wood burner sits within the large living room, which opens onto the tranquil courtyard and garden. The very large master bedroom has a newly fitted en-suite and Velux windows. The ground floor layout lends itself naturally to a self-contained annex arrangement whereby the living room and second kitchen and bathroom area can be sectioned off; perfect for a separate self-contained space. Outside, a large garden is framed by mature trees and includes a walled courtyard garden, raised vegetable beds and a fire pit. The standout feature is a newly built wooden garden cabin with its own kitchen and bathroom; perfect as a home office, creative studio, guest accommodation or ancillary accommodation to the main house. Recent upgrades include a pressurised water system (2022), a new kitchen (2024), double glazing (2025), an en-suite (2026), a waste treatment system (2026) and solar panels (2022). No chain. Parking for four to five cars. Newton Abbot's mainline station with direct trains to London Paddington, the South Devon coast and the edge of Dartmoor are all within easy reach. EPC: E · Plot: 0.29 acres · Floor area of main house: 1,851 sq ft Property Type: Detached Full selling price: £585000.00 Pricing Options: Offers in the region of Tenure: Freehold Council tax band: F EPC rating: E Measurement: 1944 sq.ft Outside Space: Rear Garden, Terrace, Patio Parking: Allocated, Driveway, Residents Heating Type: Central, Double Glazing, Oil, Solar Powered Chain Sale or Chain Free: NA Possession of the property: Self-occupied -----

4

Bed Room(s)

4

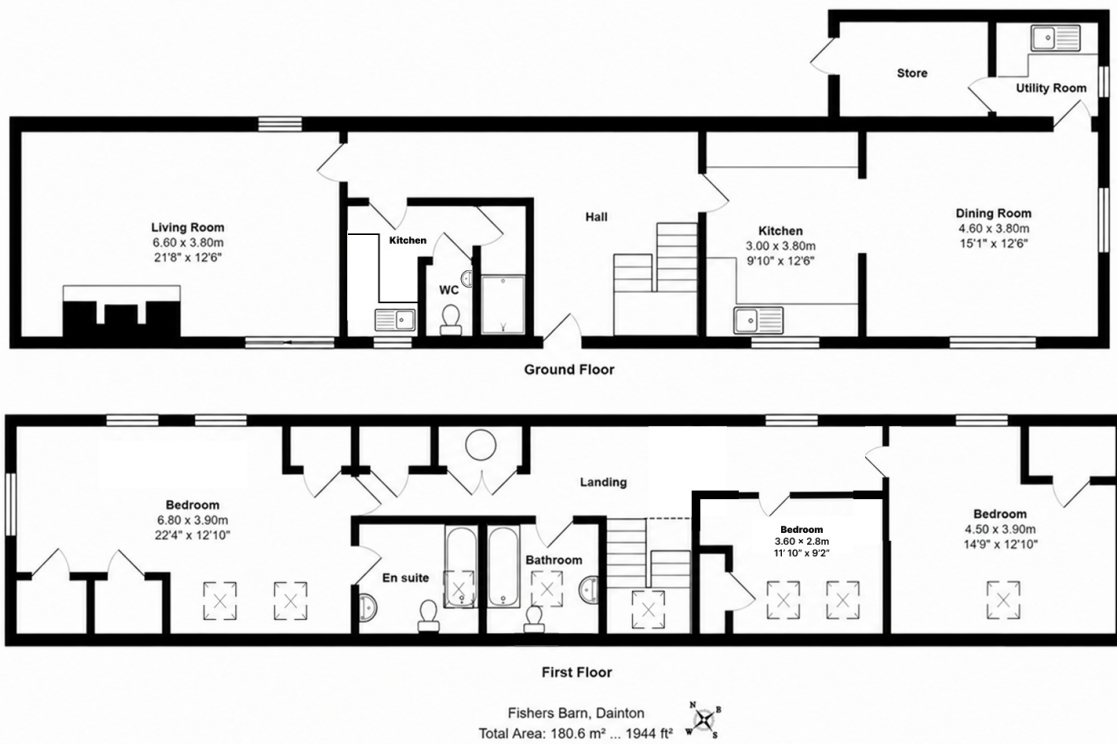
Bath Room(s)

2

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

| | |
|-------------------------|-------------------|
| Property type | Detached house |
| Total floor area | 163 square metres |

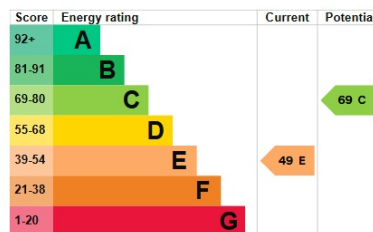
Rules on letting this property

Properties can be let if they have an energy rating from A to E.
You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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