



3 Barkingdon Court, Staverton, Totnes, TQ9 6AN

£650,000

Totnes

A beautifully characterful barn conversion offering around 4,000 sq ft of flexible space, with vaulted ceilings, exposed beams, stonework and a wonderful 37ft sitting room with inglenook fireplace. Currently arranged as five bedrooms, it's a home with plenty of room to adapt and make your own. Set in the peaceful surroundings of Barkingdon Court, it also has a manageable garden, integral garage and parking for around three cars

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F

- A five bedroom extensive barn conversion
- Character features
- Vaulted ceilings and exposed beams
- Two spacious reception rooms
- Utility room
- Level and private garden
- Generous integral garage
- Three allocated parking spaces
- Approx 4000 Sqft





The Stables is a substantial and rather special barn conversion, with around 4,000 sq ft of space and plenty of character throughout. It's the kind of house that has a personality of its own, with a mixture of original features and generous rooms that give it a really lovely sense of space.

The house is currently arranged as a five-bedroom home, but one of the things that makes it particularly interesting is just how flexible the accommodation is. There's plenty of room to adapt the layout to suit the way you live, whether that means having generous bedrooms, working from home, creating somewhere for hobbies or simply enjoying having more space around you.

There are lots of reminders of the building's former life as a barn vaulted ceilings, exposed beams, natural stonework and a striking feature staircase all add to its character. These aren't features that have been added for effect; they're part of what makes the house feel authentic and gives it a warmth that newer properties can struggle to replicate.

One of the standout spaces is the 37ft sitting room on the first floor. It's an unusually large room, with plenty of space for different areas and an impressive inglenook fireplace at its heart. It's the sort of room that works equally well for a quiet evening at home or when you have a house full of people, and the combination of the height, exposed structure and fireplace gives it a wonderful atmosphere.



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The rest of the house is equally generous, with the accommodation spread across the two levels in a way that gives it a slightly different feel from a more conventional home. There's a sense that the rooms can be used in different ways as your needs change, which is one of the things we think makes a house of this size particularly appealing.

Outside, the garden is a good balance for the house enough space to sit out, enjoy and make your own, without becoming a second job to look after. There's also an integral garage and parking for around three cars, which is particularly useful given the amount of accommodation inside.

The property is connected to mains water and electricity with oil fired central heating and septic tank.

Agents Note: A service charge of £435.00 is payable per annum as a service charge which covers the maintenance of the communal areas such as drives and paths, septic waste removal and maintenance.

Ultimately, The Stables is a home with space, character and flexibility in equal measure. It's not a house that fits neatly into a standard mould, and that's probably one of its biggest attractions. There are the impressive things the vaulted ceilings, beams, stonework and huge sitting room but there are also all the quieter details and the sheer amount of space that make it somewhere you can really settle into and make your own.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92+) A			(92+) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		64
(39-54) E			(39-54) E		
(21-38) F	37		(21-38) F	32	
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England, Scotland & Wales			England, Scotland & Wales		





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