



Property details – 13th June 2012

Woodlands House, Woodland, Ashburton

Price: Offers in excess of £475,000

Agent: Wood's Newton Abbot 01626 336633

Four bed barn conversion in rural acre

Wood's Distinctive Homes in Newton Abbot is asking for offers in excess of £475,000 for Woodlands House, a four bedroom barn conversion with nearly an acre of grounds in the rural hamlet of Woodland.



Woodlands is very conveniently located within two miles of the A38, giving easy access to the cities of Plymouth and Exeter with their shops, ferry port, main line railway stations and international airport. The town of Ashburton and the gateway to Dartmoor National Park is approximately three miles away and within two miles are the villages of Denbury and Ipplepen with primary schools, village pubs and a health centre.



Woodlands House is approached over a cattle grid and along a private sweeping driveway lined with Victorian triple standard lamplights. The gardens are extensive, mainly made up of large level lawns interspersed with mature shrubs and bounded by natural hedging.

The driveway leads to a spacious gravel parking and turning area suitable for a number of vehicles as well as a terrace, which runs the length of the house, a car port, a large garage and a heated double garage with a Belfast sink, plumbing for a washing machine and vent for a dryer, overhead storage space and combination boiler. The double garage could be converted into annexe accommodation subject to the necessary planning consents..

Woodlands House is well proportioned and very well presented with much character and charm. From the storm porch, a stable door leads into the kitchen/ breakfast room with Amtico flooring, which is fully fitted with a range of modern units along with shelving and a wine rack. The kitchen

sink incorporates a waste disposal unit and the Neff appliances include a built-in oven, ceramic hob, extractor hood and integrated dishwasher and fridge.

A wooden canopy over the main front door leads into the reception hall - a spacious room with Oak stripped flooring and access to the cloakroom. The lounge/ dining room is separated by wooden railings. In the dining area, windows look out to both the front and the rear and a step down leads into the spacious lounge with a continuation of the oak strip flooring, a multi-fuel stove in a slate hearth with stone surround and wooden mantle, a window to the rear and French doors leading into the large conservatory/ sun lounge, which in turn leads out to the terrace.



The main landing gives way to the third bedroom, family bathroom with spa bath and the 22'2"x9'6" master bedroom with two windows overlooking the gardens and countryside beyond as well as two built-in single wardrobes and an en-suite shower room with corner shower cubicle.

From the main landing, two steps lead down to the lower landing. From here is the second bedroom - L shaped with exposed beams, a built-in wardrobe and en-suite shower room as well as the fourth bedroom/ study.

The fusion of charm, character and modern features of this barn conversion along with its practical living design and easily maintained grounds make Woodlands House an enchanting, impressive and ideal home for a great number of prospective buyers. For further information or to arrange a viewing, contact Wood's Distinctive Homes at 6 Queen Street in Newton Abbot, call 01626 336633 or visit www.woodshomes.co.uk.

Wood's has six offices in Devon, Mayfair office in central London and works with over 100 other independent estate agents across the Westcountry to sell more property for clients.

- ends -

Images are available from bubblepr@mac.com

For further information, contact: Samantha Boshier, Bubble Public Relations. Tel: 01869 248524. Mobile: 07957 364179. Email: bubblepr@mac.com