



Green Dragon Barn







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Lower Hatcherleigh, Blackawton, Totnes, TQ9 7AD

Kingsbridge 7 miles; Dartmouth 7.5 miles; Totnes 8.5 miles;

A substantial and highly individual country home offering over 4,000 sq ft of versatile accommodation, set in approximately 1.3 acres of gardens, orchard and paddock, in a peaceful South Hams setting within easy reach of Totnes

- Over 4,000 sq ft of versatile accommodation
- Impressive 30-foot sitting and dining room
- Approximately 1.3 acres of gardens and paddock
- Stone workshop and integral double garage
- Freehold
- Flexible four/five bedroom layout
- Exceptional green oak framing and natural materials
- Established orchard and productive growing areas
- Peaceful setting convenient for Totnes and coast
- Council tax band C



Guide Price £1,395,000

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SITUATION

Green Dragon Barn occupies a peaceful rural position near the popular South Hams village of Blackawton, surrounded by rolling countryside yet conveniently placed for Totnes, Kingsbridge and Dartmouth.

Blackawton has an active village community with a primary school, parish church and traditional public house. Totnes can be reached in under 20 minutes by car and offers an excellent range of independent shops, cafés, restaurants and galleries, together with supermarkets, leisure facilities and a mainline railway station providing direct services to London Paddington.

The area offers a broad choice of education, including Blackawton Primary School, King Edward VI Community College in Totnes and Kingsbridge Academy. Independent choices at nearby Dartington include South Devon Steiner School, which provides education from early years through to sixth form, and Park School.

The South Devon coastline is also within easy reach, with sailing waters, beaches and coastal walks around Dartmouth, Salcombe and the surrounding South Hams.

DESCRIPTION

Green Dragon Barn offers an exceptional combination of substantial living space, architectural character and established gardens and land, creating a highly versatile country home for family life, entertaining, home working or multigenerational occupation.

Formed from three linked traditional barns, the property extends to over 4,000 sq ft and displays considerable craftsmanship throughout. Stone and cob walls, exposed timbers, a full-height green oak frame and roofs finished in slate and thatch give the house a distinctive character, while generous glazing introduces natural light and provides a strong connection with the gardens.

At the heart of the house is an impressive 30-foot sitting and dining room with exposed oak framing, stone walls, a woodburning stove and glazed doors opening towards the grounds. The flexible layout provides four bedrooms, with the vaulted studio offering potential as a fifth, together with three principal reception rooms, a home office and extensive ancillary accommodation.

The property stands within approximately 1.3 acres comprising mature landscaped gardens, terraces, an orchard and gently sloping paddock. An integral double garage, extensive parking and a stone workshop add further practical appeal, while the peaceful setting remains within straightforward reach of Totnes and its amenities, schooling and railway station.

ACCOMMODATION

From the parking area, the entrance opens into a striking full-height atrium with patterned tiled flooring and a sweeping oak staircase rising through the centre of the house.

The principal sitting and dining room forms the heart of the accommodation and extends to approximately 30 feet in length. This impressive reception space has a solid oak floor, exposed green oak framing, feature stone walls and a woodburning stove. Tall glazed doors introduce excellent natural light and open towards the gardens, making the room particularly well suited to family gatherings and entertaining.

The adjoining kitchen is fitted with handmade wooden cabinetry and oak worktops, with space for informal dining. A walk-in stone cold room or larder provides useful storage. Beyond the kitchen is a distinctive circular hall with a vaulted roof supported by hand-carved timber pillars, from which glazed doors open onto the terrace and gardens.

The remainder of the ground floor provides a comfortable second sitting room, a studio or home office and a further flexible room which could be used as an occasional bedroom or additional reception space. A utility area, shower room, store and box room complete this level.





Stairs rise to the first floor, where there are four well-proportioned bedrooms. Two have en suite shower rooms, while the remaining bedrooms are served by a family bathroom. Also on this floor is an impressive vaulted studio or fifth bedroom beneath the thatched roof, with exposed beams, extensive fitted bookshelves and ample room for both sitting and sleeping areas.

The arrangement provides considerable flexibility and may suit those seeking space for older children, visiting guests, creative work or multigenerational living.

On the lower ground floor, the entrance hall provides internal access to the integral double garage. A boiler room and further storage are also located on this level.

OUTSIDE

The property is approached over a private driveway leading to a generous parking and turning area in front of the house and integral double garage. The stone workshop, which is separate from the main house and adjoins the neighbouring property, is fitted with solar panels and provides valuable space for practical, storage or creative uses.

Established gardens extend around the property, with lawns, mature trees and shrubs, productive growing areas and terraces for outdoor dining. A sheltered lawned courtyard incorporates a hot tub and seating area.

Beyond the principal gardens is a gently sloping paddock with mature trees and an established orchard. The land provides space for recreation, growing produce or the keeping of small-scale livestock, subject to any necessary consents. A former cart pond and the surrounding mature landscape complete the attractive rural setting.

SERVICES

Mains electricity and water. Private drainage (septic tank). Wood pellet central heating. Solar panels. Integrated vacuum cleaner system. Whole-house ventilation and heat recovery system. According to Ofcom standard broadband and likely mobile coverage available. Internet is currently supplied by Starlink.

DIRECTIONS

At Totnes Cross continue towards Kingsbridge, then turn left at the crossroads towards Blackawton. Follow the road for approximate one mile, and at the sharp left hand bend towards Blackawton keep right for half a mile until you reach the T junction; Turn left and continue until you find Green Dragon Barn on your right.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 63 | 71 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |





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