

Cholwell Barn







Cholwell Barn,

Mary Tavy, Devon, PL19 9PR

Village Shop/Post Office (on foot) 0.4 miles • Public House 0.4 miles • Open Moorland (Black Down Common) 1 mile • Tavistock 4 miles • Okehampton 12.5 miles • Exeter (via A30) 36 miles

A hugely impressive, well-proportioned and energy-efficient barn conversion, plus a detached annexe/holiday let, privately set amongst large, colourful gardens and wooded grounds, and close to open moorland, 2.48 acres in all.

- Substantial, Highly Energy Efficient Barn
- 4 Double Bedrooms (3 En-suites)
- Wonderful Mature Gardens, 0.64 Acres
- Triple Garage and Extensive Parking
- Freehold
- Striking, High-quality Accommodation
- 2-bedroom Annexe/Holiday Let
- 1.83 Acres of Streamside Woodland
- Close to Moorland and Local Amenities
- Council Tax Band: E

Guide Price £925,000

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SITUATION

This hugely appealing and impressive, individual character home is situated on the outskirts of the popular moorland village of Mary Tavy, within Dartmoor National Park. The property enjoys a pretty, verdant outlook as well as an excellent degree of peace, privacy and shelter. Mary Tavy is served by a local shop and Post Office, and there are two well-regarded pubs within walking distance of the property. Perfect for those who enjoy an outdoors-oriented lifestyle, the property is located on Route 27 of the National Cycle Network, and there is also very easy access onto the open expanse of Dartmoor National Park, either at Black Down Common, 1 mile to the northwest, or at Horndon, 1.5 miles to the northeast.

Tavistock, 4 miles to the south, is a thriving market town in West Devon forming part of a designated World Heritage Site and offering a superb range of shopping, recreational and educational facilities, including the sought-after private and independent school, Mount Kelly. Plymouth, with its coastal access, is 18 miles to the south. Exeter lies 36 miles to the northeast, providing air, rail and motorway connections to the rest of the UK.

DESCRIPTION

This exceptional, contemporary barn conversion is accompanied by a well-proportioned, self-contained annexe apartment with consent for both ancillary use and holiday letting, and sits within beautiful, mature gardens and wooded grounds of 2.48 acres. The barn offers striking, four double-bedroom accommodation with a good degree of flexibility, throughout which there are extensive features and elements including bespoke joinery and oak flooring, exposed beams, structural timbers and A-frames, and exposed stonework. The property has also been subject to significant improvement in recent years, most notably including the installation of a 14-panel PV array which benefits from both a feed-in tariff and battery storage, greatly enhancing its energy efficiency. Offering quality, comfort and character in equal measure, this property should appeal strongly to multi-generational and active families, lovers of wildlife and the outdoors, and those seeking a home-and-income opportunity.

ACCOMMODATION

The property is set out in reverse-level fashion over three floors, with several access points, including into the boot room, the principal reception room and, more commonly, the kitchen/breakfast room. In brief, the accommodation is comprised as follows: the very impressive kitchen, originally a roundhouse mill; a dedicated utility/boot room with extensive cupboards and spaces for the laundry appliances; an adjacent cloakroom; a magnificent, dual-aspect, vaulted living room, the focal point of which is an enormous log-burning stove set on a slate hearth; a dining area featuring a range of built-in cupboards and display cabinets; an inner hall; a ground-floor bedroom, currently serving as a home office, with a range of built-in cupboards and shelving; a well-appointed standalone shower room; a dual-aspect mezzanine level, overlooking the living/dining room, which currently serves as a superb workspace, but would also suit use as a studio, a hobbies/games room, a second sitting room or an informal bedroom; a lower ground floor hallway containing a large airing cupboard, and; the three principal en-suite double bedrooms which are all bright and square, have fitted wardrobes, and feature arched French doors out to the property's rear garden.













Of particular note, the kitchen is equipped with an outstanding range of contemporary cabinets with under-lighting and black granite worktops, plus a sizeable matching island with built-in power and a stainless-steel, 1.5-bowl sink. Integrated appliances include a newly installed Bosch dishwasher, twin Bosch ovens, a NEFF 5-ring induction hob, and a built-in fridge. Additionally, there is space for a freestanding American-style fridge-freezer.

OUTSIDE

The house is accessed through a gated drive where there is extensive parking and turning space. At the head of the driveway is a detached triple garage with remote-controlled doors, over which is the annexe/holiday let. To the rear of the garage is a laundry/store room. Surrounding the barn are some extremely pretty and well-structured gardens which are planted with excellent colour and variety, including a large gravelled seating area, an expansive lawn and an orchard with nine well-established apple trees, in addition to a greenhouse and a large fruit cage.

The side gardens extend into a considerable area of beautiful private woodland measuring approx. 1.83 acres, which leads down to Cholwell Brook and comprises mixed native species, through which there are naturalised areas, clearings and pathways. At the top of the woods there are timber log and tool sheds.

THE ANNEXE/HOLIDAY LET

The annexe is currently used by our clients to generate an income through holiday letting, and its contents can be included by negotiation. The layout is briefly comprised as follows: an entrance hall with plumbed space beneath the stairs for a washer/dryer; a ground-floor double bedroom with a standalone shower room opposite; a large, open-plan kitchen/sitting/dining room with a wall-mounted electric fire, and; a lovely double bedroom with fitted wardrobes and a tasteful en-suite bathroom. The kitchen is equipped with a built-in Hotpoint oven, 4-ring Hotpoint electric hob, freestanding Panasonic combi oven, dishwasher and fridge. From the sitting room, the annexe enjoys some very attractive views over the gardens.

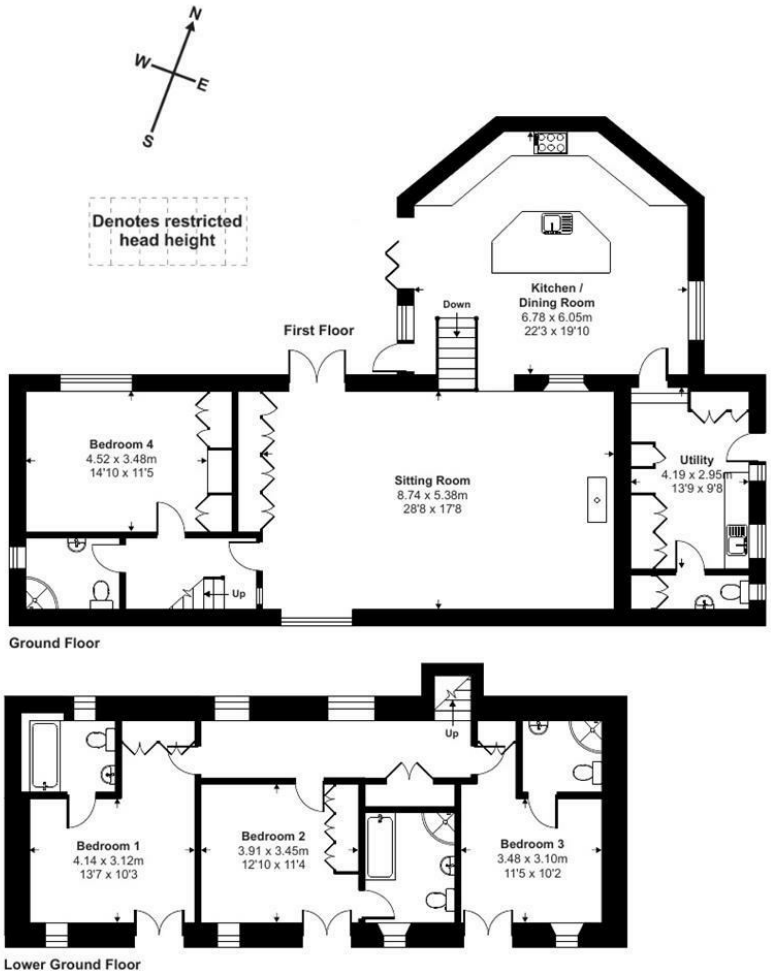
SERVICES

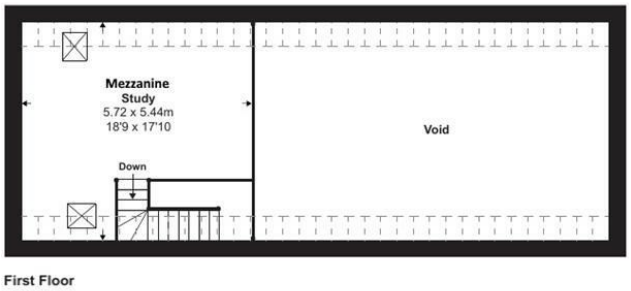
Mains water, electricity and drainage. Oil-fired underfloor heating to the barn. Separate oil-fired central heating to the annexe. 14x PV solar panels on a feed-in tariff, with battery storage capacity. Standard broadband is available. Variable mobile voice/data services are available with EE, O2 and Vodafone. (Source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

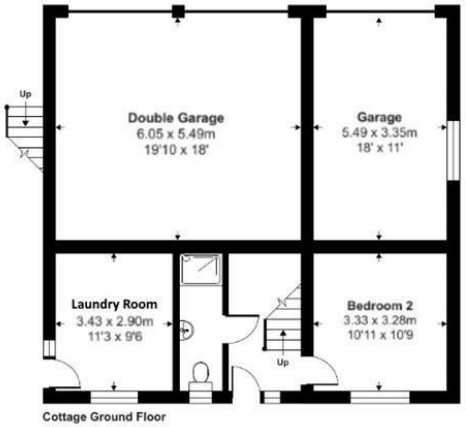
AGENT'S NOTES

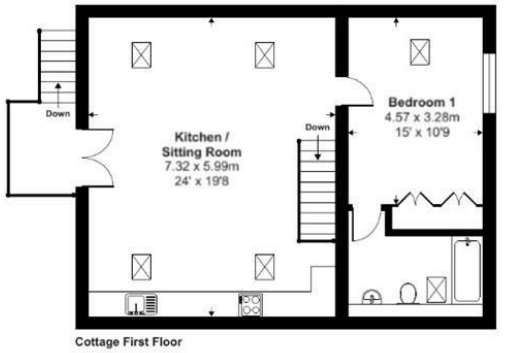
1. We understand the property has a right-of-way over the short lane that leads from the highway to the barn’s entrance gate.
2. We understand that the neighbouring property has a right of access over the uppermost section of the barn's drive, which falls outside of the entrance gate.
3. The property is located in an area well-known for its historic metalliferous mining activity. We are in possession of a mining walk-over inspection from our clients' purchase, advising that there are no mining features or workings believed to affect the barn itself.

Approximate Area = 2533 sq ft / 235.3 sq m (excludes void)
Limited Use Area(s) = 75 sq ft / 7 sq m
Garage = 569 sq ft / 52.8 sq m
Cottage / Office = 1108 sq ft / 102.9 sq m
Total = 4285 sq ft / 398 sq m
For identification only - Not to scale

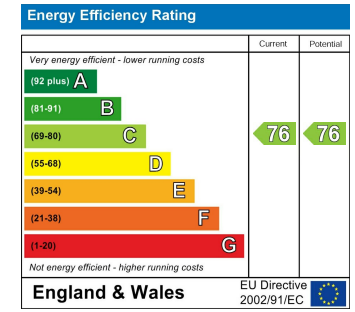








Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Stags. REF: 1325810



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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.










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