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CHARLES HEAD

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EXPERTS IN PROPERTY



The Granary • Wheeldon Farm

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We are delighted to present The Granary at Wheeldon Farm, a stunning property located in the heart of Devon that offers a perfect retreat for those looking for a peaceful and tranquil property. This charming two-bedroom cottage boasts a wealth of original features.

As you enter through the entrance hallway, you'll find yourself in an open-plan lounge/diner featuring a log burner and characterful exposed wooden beams. The well-appointed kitchen is located adjacent to the dining area and provides access upstairs via the authentic wooden spiral staircase.

Upstairs there are two bedrooms, one double and one twin with original features, windows overlooking the communal area allowing natural light to flood into the rooms. The property also benefits from a family bathroom with a bath, shower, sink, and WC.

Outside, you will find a private courtyard, providing the perfect spot for al fresco dining or simply relaxing in the fresh air.



A 2 bedroom characterful cottage located in a peaceful location.

As part of Wheeldon Farm, guests can indulge in the use of a range of fantastic communal facilities, including an indoor heated swimming pool, gym, games room, hospitality suite and communal garden. The property also benefits from 2 parking spaces, visitors parking and additional outdoor storage. This is a very unique offering and a great addition to entice any potential holiday guests.

For those who love exploring the outdoors, there are many picturesque country walks nearby, offering stunning views of the rolling hills and countryside of Dartmoor. If you're feeling adventurous, there is direct access with a leisurely one-mile stroll to the River Avon, where you can enjoy peace and tranquility.

Overall, The Granary at Wheeldon Farm is a unique and charming property that boasts a range of original features and modern conveniences. To fully appreciate the character and charm of this property, viewing is highly recommended.



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Tenure: Leasehold of 999 years

Service Fee: TBC

Local Authority: South Hams District Council

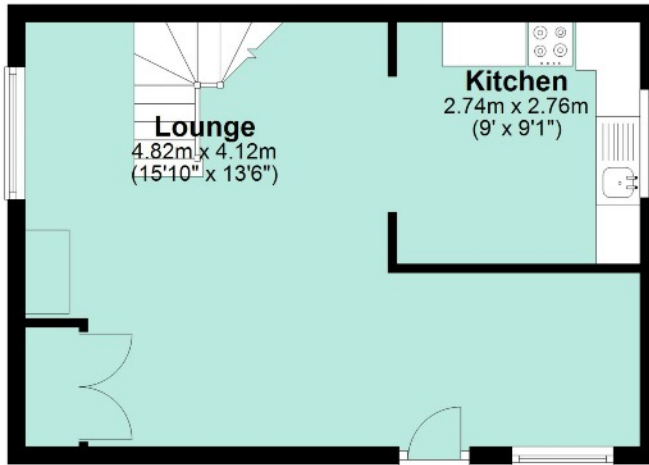
Services: Mains electricity, water and private drainage.

Directions: From our office in Kingsbridge turn right down Duncombe Street and continue straight up the hill out of Kingsbridge. When you reach the roundabout take the 2nd exit towards Totnes and Dartmouth. Follow the A381 for 3.6 miles and turn left onto Short Lane. Follow the road into Moreleigh and take the right turn into Dipford Turn. Stay on the lane for 1.5 miles, turn left at Crabadon Cross towards Curtisknowle. As you drive down the lane, Wheeldon Farm is the next right turn.

Viewings: Very strictly by appointment only.

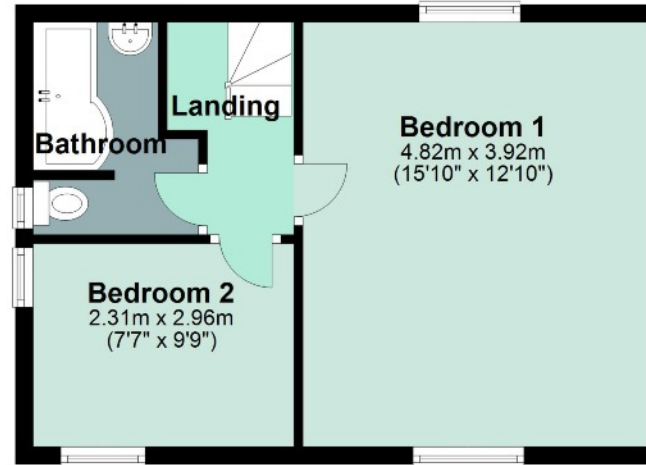
Ground Floor

Approx. 33.6 sq. metres (361.6 sq. feet)



First Floor

Approx. 33.6 sq. metres (361.6 sq. feet)



Total area: approx. 67.2 sq. metres (723.1 sq. feet)

IMPORTANT NOTICE: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Charles Head, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. Floorplans are for guidance purposes only and may not be to scale. The photographs show only certain parts and aspects of the property at the time they were taken. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. ALL STATEMENTS CONTAINED IN THESE PARTICULARS AS TO THIS PROPERTY ARE MADE WITHOUT RESPONSIBILITY ON THE PART OF CHARLES HEAD.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		113
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	44	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			