



Poppy Cottage • Wheeldon Farm



Discover a picturesque retreat in the heart of the beautiful countryside with Poppy Cottage at Wheeldon Farm. This charming barn conversion is the perfect holiday home, with three comfortable bedrooms, two bathrooms, open plan living/dining room and kitchen.

As you step inside, you're greeted by the stunning slate flooring that flows throughout the ground floor. The cozy living room is the perfect place to unwind after a day exploring, with rustic exposed beams and a log burner adding to the cottage's charm. You are then greeted with the kitchen/dining room which is fully equipped and has everything you need to cook up a delicious meal, with wall and floor cupboards, electric cooker, free standing fridge/freezer and original flag stone slate flooring.

On the first floor, you'll find three beautifully furnished bedrooms, each with their own unique character. The first bedroom boasts a double bed and an ensuite shower room, while the second bedroom is equally inviting with another sumptuous double bed. The third bedroom is perfect for larger groups or families, with three comfortable single beds. There's also a family bathroom on this floor, providing convenience and privacy for all guests.



A 3 bedroom barn conversion boasting with cottage charm.

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.

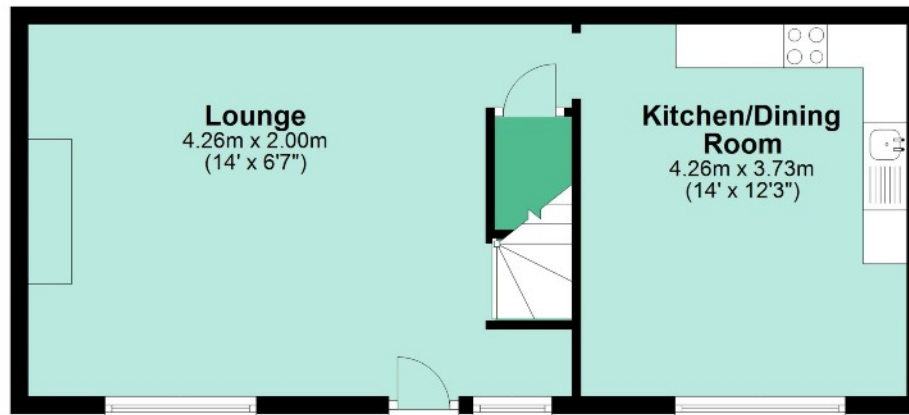
For those who love exploring the outdoors, there are many picturesque country walks nearby, offering stunning views of the rolling hills and countryside of Dartmoor. If you're feeling adventurous, there is direct access with a leisurely one-mile stroll to the River Avon, where you can enjoy peace and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



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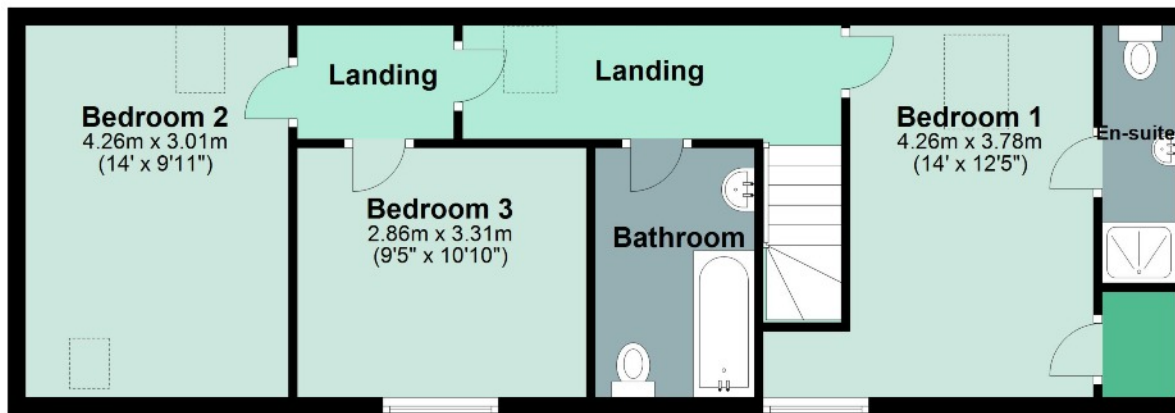
Ground Floor

Approx. 42.9 sq. metres (461.7 sq. feet)



First Floor

Approx. 56.2 sq. metres (604.5 sq. feet)



Total area: approx. 99.1 sq. metres (1066.2 sq. feet)

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		102
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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