



# Monkshood • Wheeldon Farm



Nestled within the picturesque countryside, Monks Hood Cottage at Wheeldon Farm is a charming and part of a cozy barn conversion that exudes cottage charm. This lovely property is the perfect choice for those seeking a peaceful and tranquil retreat away from the hustle and bustle of day to day life.

The property has a charming entrance with wooden doors and original flag stone slate flooring. On the ground floor, the property boasts three beautifully decorated bedrooms, including a delightful double bedroom with an ensuite shower and two charming twin rooms and family bathroom providing convenience and comfort for guests.

Moving up to the first floor, guests are treated to a stunning double bedroom with an ensuite shower room, boasting character with the exposed wooden beams and ample storage space. The living space of Monks Hood Cottage is a homely and inviting open-plan design, combining the dining room and kitchen in a delightful cottage-style. Equipped with an electric cooker, wall and floor cupboards with ample preparation area, the kitchen is perfect for preparing delicious meals to be enjoyed in the spacious and inviting dining area. The space is bright and airy, with skylights letting in plenty of natural light. Double doors lead out to a paved terrace, which is perfect for enjoying the sunshine and al fresco dining.



## A charming 4 bedroom barn conversion 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.

This turn key property would appeal to those who are looking for an investment with a wide range of amenities that can accommodate different interests and hobbies.



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**Ground Floor**

Approx. 48.1 sq. metres (517.2 sq. feet)



**First Floor**

Approx. 58.8 sq. metres (633.1 sq. feet)



Total area: approx. 106.9 sq. metres (1150.3 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.*

**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 2<sup>nd</sup> 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>97</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>47</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			