



Luscombe Maye
Since 1873

Venton, PL7

Guide Price £1,100,000

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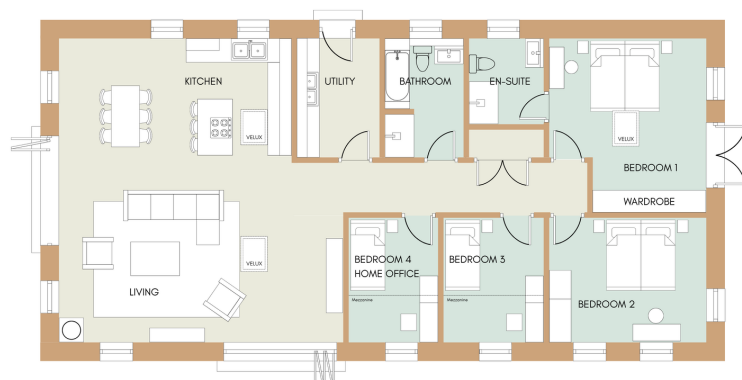


Set in an enviable rural position in Venton, this exceptional Class Q barn conversion presents a rare opportunity to acquire a truly individual country home, combining the proportions of an agricultural building with contemporary single storey living. The proposed accommodation extends to approximately 150 sq m (1,615 sq ft) and is designed around an impressive open-plan living, kitchen and dining space, making the most of the property's wonderful rural outlook. Large openings and bi-fold doors create a seamless connection between the interior and the landscaped garden, allowing the surrounding countryside to become an integral part of the home. The accommodation will provide four bedrooms and two bathrooms (one en-suite) with the layout offering considerable flexibility for family living, guests or home working. The specification and internal finishes can be tailored to the purchaser's requirements, subject to agreement, with choices including the kitchen, bathrooms, flooring and other finishing details. Outside, the property enjoys approximately 5.5 acres of land, offering an exceptional degree of privacy and space together with potential for equestrian use, subject to any necessary consents. The landscaped garden is designed to provide an attractive setting immediately adjoining the house, with the wider land extending into the surrounding rural landscape. A substantial detached triple garage provides excellent garaging, storage and workshop space, with the added benefit of a room above, offering further potential for a home office, studio, gym or other ancillary use, subject to the necessary permissions. Despite its peaceful countryside setting, the property is conveniently located for access to nearby villages, towns and the wider road network, making it possible to enjoy a genuinely rural lifestyle without feeling isolated. This is an exciting opportunity to acquire a bespoke rural home and comes complete with a 10 year warranty.

NB - Please note that some of the images used within these particulars are computer generated images (CGIs) and are intended to illustrate the proposed appearance and specification. Final finishes, fittings, landscaping and layout may vary. Purchasers should satisfy themselves as to the proposed specification and all necessary planning and other consents. All imagery and plans supplied are for guideline purposes only. Please consult directly with the technical information on the South Hams Planning Portal



GROUND FLOOR



ROOM AREAS:

Kitchen & Living	60 sqm	Bathroom	7.5 sqm	Bedroom 2	14.2 sqm
Utility	8 sqm	Bedroom 1	18.5 sqm	Bedroom 3	10 sqm (+mezz 7 sqm @ 2.5m deep)
		Ensuite	5.2 sqm	Bedroom 4	8.7 sqm (+mezz 6.5 sqm @ 2.5m deep)

- Approx. 1,615 sq ft single-storey barn conversion
- Four bedrooms, two bathrooms
- Large openings and bi-fold doors to landscaped garden
- Potential for equestrian use, subject to consents
- 10 year warranty
- Exceptional rural setting with far-reaching countryside views
- Impressive open-plan kitchen, living & dining space
- Approx. 5.5 acres of land
- Substantial detached triple garage
- Solar panels and EV charger



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Use the QR code for further "Material Information" about this home

Important Notice: Luscombe Maye gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Luscombe Maye does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.

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