



Town • Country • Coast



Shaugh Prior, Nr Plymouth

Price Guide £550,000



4



2



2



E



Shaugh Prior

A bright and spacious four bedroom, detached barn conversion with direct access to a nearby stable block consisting of an enclosed stable yard with five stables, an adjoining fully equipped studio with kitchen and facilities and open barn, two tack rooms and secure paddocks with mains water supply and direct access to lane. Set in an idyllic countryside setting on a plot of approx 6 acres which also includes formal gardens and ample off road parking. The property is offered to the market on the basis that the new occupier will earn their sole income from the equine facilities making it an ideal property for a small livery business or equestrian related activities.

The property is conveniently located close to Dartmoor, one mile from the village of Shaugh Prior with its church, village hall and its lively and well known pub and 5 miles from Plympton with its various shops and medical centre. Derriford hospital and the business areas on the northern side of the City are within easy reach.

The stables and yard are enclosed by post and rail fencing with gated access to all sides and a covered open ended barn suitable for hay storage, horse feed bins and other equine equipment. There are five stables in total most measuring 11'5 x 11'5 (3.48m) and two tack rooms providing plenty of additional storage. The studio is fully equipped with power and lighting, a fitted kitchen and toilet/washing facilities which can be accessed via the stable yard to the front or from the west facing decking to the rear.

The stables enjoy direct access to securely fenced paddocks which are all interlinked via large metal gates and benefit from mains water supply and direct access to the lane and a copse formally used for bee keeping.



Agent's Note

Planning Application ref for the Barn Conversion. Ref: 3533/17/FUL. A copy of the title plan is available to view or download on the planning application portal or via View Property by request.

Reception Hall

Living Room	18'10 x 13'9 (5.74m x 4.19m)
Kitchen/Breakfast Room	22'10 x 11'3 (6.96m x 3.43m)
Dining Room/Bedroom Four	11'8 x 11'4 (3.56m x 3.45m)
Utility Room	7'11 x 5'7 (2.41m x 1.70m)
Bedroom Three	13'5 x 8'10 (4.09m x 2.69m)
First floor landing	
Bedroom One	14'2 x 12'8 (4.32m x 3.86m)
En-suite	
Bedroom Two	14'0 x 11'10 (4.27m x 3.61m)
Shower Room	
Stable Yard	59'0 x 22'0 (17.98m x 6.71m)
Studio	
Stable Block	



EPC
39/E

Tenure
Freehold

Services
Mains water, gas central heating, electricity and private drainage.

Council Tax Band
D

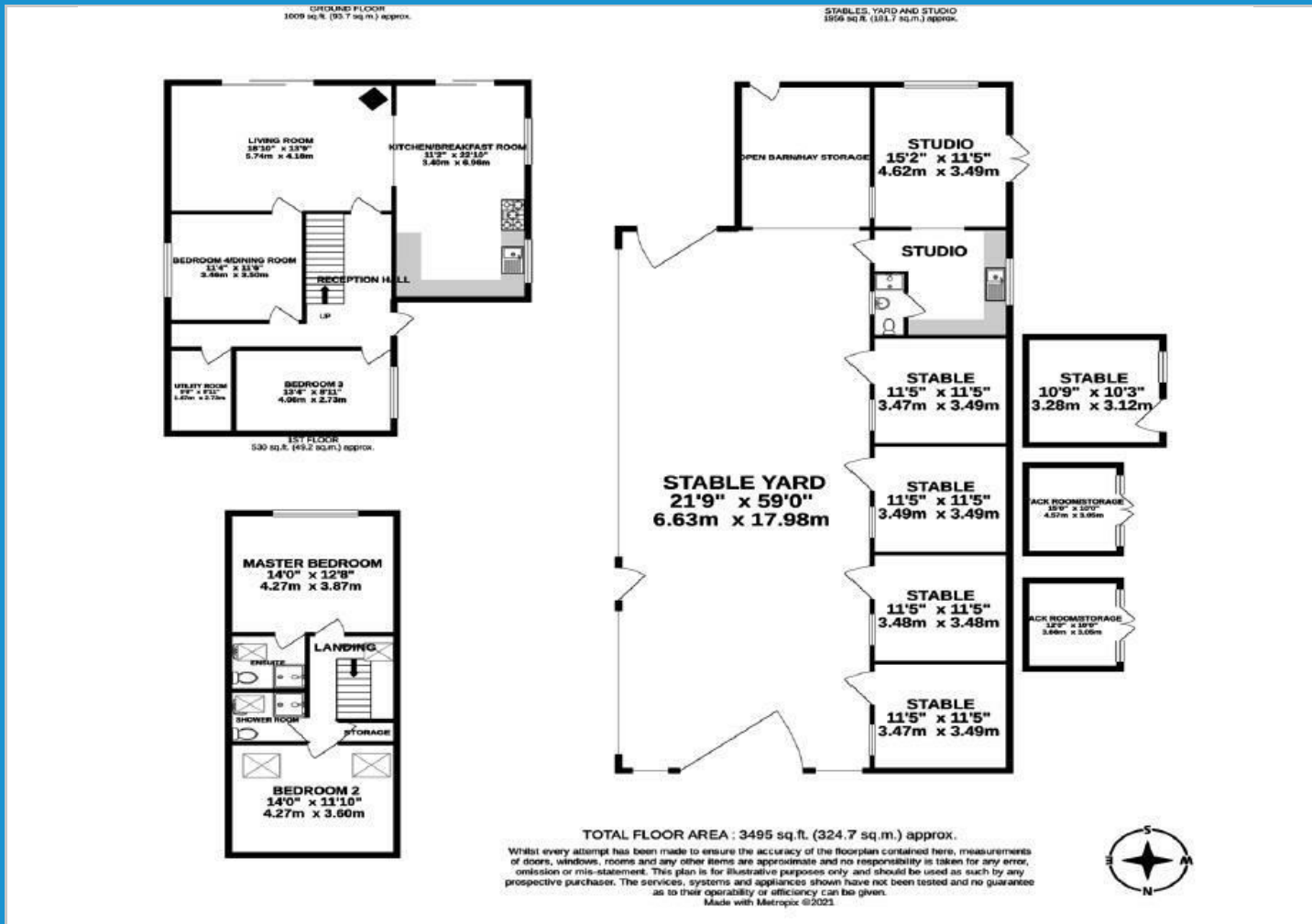
Situation
Shaugh Prior is a village and civil parish on the south-western side of Dartmoor in the county of Devon, England. It is situated about 8 miles north-east of the historic centre of the city of Plymouth. In 2001 its population was 751. The parish stretches from the edge of Plymouth to the high moorland of Dartmoor

Directions
From Tavistock, take the Plymouth Road A386 to Yelverton. Turn right at the roundabout and then immediately left and follow the road around into Meavy Lane, which becomes Gratton lane after about 500 yards. Stay on this road, across Cadover Bridge and onto the staggered cross roads. Take a left and then another immediate right, signposted to Effordleigh and Boringdon. After one mile (passing the Farmyard cafe on the left), take the first right and after about three quarters of a mile take the first right then another right again and you will find the property a short distance away on your right hand side.

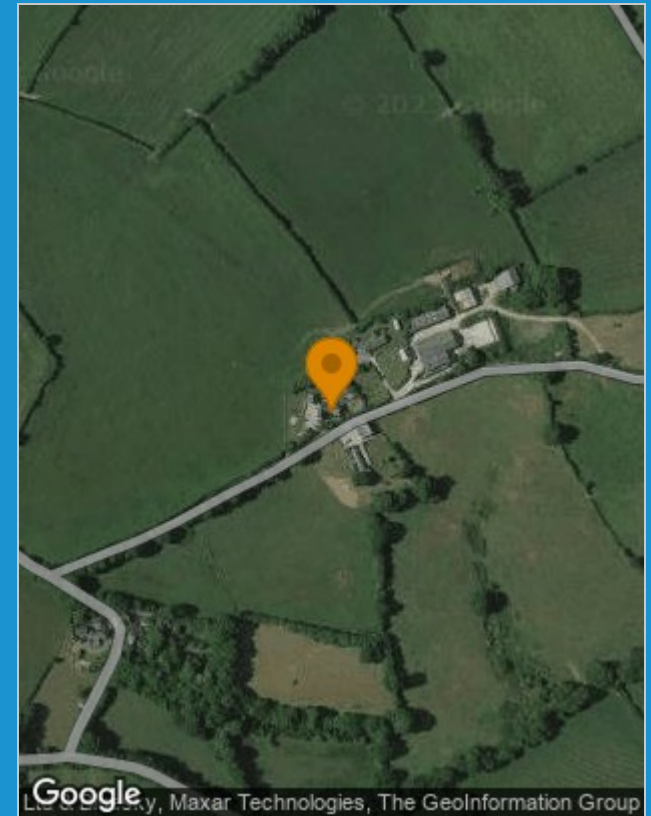




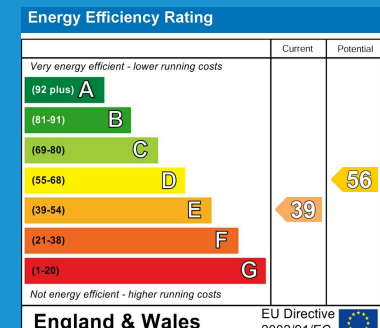
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our View Property Tavistock Office on 01822 614614 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Unit 1, The Old Dairy Paddons Row, Tavistock, Devon, PL19 0HF
Tel: 01822 614614 Email: Tavy@viewproperty.org.uk www.viewproperty.org.uk