

HIGHER GREENWAY BARN



MAYPOOL - BRIXHAM - DEVON - TQ5 0ET



*CREATE THE RURAL LIFE OF YOUR DREAMS IN THIS
UNIQUE HOME*

*Nestled in a small enclave in Maypool, close to Agatha Christie's Greenway is
Higher Greenway Barn.*

*This substantial detached barn conversion in a tranquil setting close to the River
Dart is a world away from all the hustle and bustle of modern day life yet only
a short drive to Exeter or quick boat trip across the river to Dartmouth.*



SNAPSHOT

- Tranquil Setting Close To The River Dart
- 4 Bed Barn Conversion With 2 Bed Annexe
- Large Eat-In Kitchen With Garden Access & Laundry Room
- Vaulted Sitting Room With Underfloor Heating & Separate Dining Room
- Snug With Wood-Burner & Games Room
- Large Entrance Hall With Galleried Landing Above
- Open 3 Car Garage & Driveway Parking For 8 Cars
- Courtyard Gardens With Hot Tub & Changing Area
- Stunning River Dart & Countryside Views
- Direct Access To The River Dart & Moorings*

- Moorings subject to availability through the Dart Harbour Authority





ENTERTAINER'S DELIGHT

The Barn is perfect for entertaining with its large open rooms and vaulted ceilings.

A feeling of charm and warmth is provided from the open fire in the Sitting Room and beautiful Aga in the Kitchen.

Plus with numerous Bedrooms Ensure your guests can rest after a long walk by the river, hike through the woods or outing on the water.





FUN FOR ALL

The Games Room is a great addition for the kids young and old with plenty of space for a pool table and table tennis table.

Plus it has the benefit of opening onto the Garden and the Hot Tub Deck.





THE HEART OF THE HOME

Here you'd have a choice of many rooms to call the heart of the home.

Could it be the Kitchen with its oodles of space for those leisurely breakfasts and baking on the AGA, or the Snug with its warming wood-burner for a cosy winter's afternoon.

The choice is yours.





SWEET DREAMS

Upstairs as you cross the Entrance Hall on the Galleried Landing you have glorious woodland views and can easily have separate Guest Suites as each Bedroom has its own contemporary designed Ensuite.

Looking out over the River Dart is one large Guest Suite with beautiful Ensuite Shower Room.

The luxurious shower is paired with a modern suite and bathed in light through the rooflight.





Similarly in the opposite wing you have a spacious Bedroom with pretty Garden views and large Ensuite Bathroom with walk-in Shower.

The third double Bedroom has a well-designed Ensuite Shower Room as does the Twin Bedroom Ensuite. Ideal for when family and friends come to stay.







AN OASIS OF CALM

The Barn is set around a beautiful Courtyard Garden with lawns and patios plus a lovely deck for the hot tub and built-in changing area.

It is a secluded and private area ideal to catch the afternoon sunshine, whilst to the front of the house is a covered terrace off the Sitting Room and lawned Gardens ideal for catching a glimpse of the steam train as it passes by with the River Dart twinkling in the sunlight. The land to the front is owned by the Barn thus protecting the views and maintaining your privacy in this beautiful country haven.

THE ANNEXE

Why not put your guests up in their own separate Annexe across the drive, or rent it out to holidaymakers - a handy profitable venture.

They'll certainly be booking their return trip after they sit awhile on the terraces admiring the stunning views below.





CRAFTED FOR COMFORT

The beautiful Annexe, created in 2010, provides Guest Accommodation for family and friends, or holiday makers.

The Annexe is currently successfully let out and provides a cosy secluded retreat with a good-sized double Bedroom with ensuite Showerroom, a great Twin Bedroom ideal for the kids, and an Open Plan Kitchen Dining & Living space.

The views are fabulous especially when sitting out on the terrace with your morning cuppa. Who wouldn't relax here?



SUBLIME VIEWS

The Barn itself has a lovely sweeping driveway with open garaging for three cars plus ample driveway parking

The lane to the front of the house meanders down to the River Dart, over which you have three easements over the neighbouring land and woods. This includes vehicle access to the River Dart, and the right to park on the pontoon and launch on the beach ready to explore the local waterways.



Or walk on down into Kingswear village with its quaint inns and the ferries over to Dartmouth.

Walking the other side of the house and you find Greenway, home to the world-renowned Agatha Christie, as well as the Dart Valley Trail and the village of Galmpton famed for its local butcher as well as a local pub and primary school.

FLOORPLAN

HIGHER GREENWAY BARN

Approx. gross internal area

3629 Sq Ft. / 337.2 Sq M.

624 Sq Ft. / 58.0 Sq M. Annex



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THE LITTLE DETAILS

Tenure: Freehold

Council Tax: F

EPC rating: E House & D Annexe

Services: Mains Water & Electric, Septic Tank, Oil
Central Heating

Local Authority: South Hams District Council

Postcode: TQ5 0ET

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Viewings strictly by appointment only

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AROUND & ABOUT MAYPOOL

Situated on a no-through lane, Higher Greenway Barn is surrounded by countryside of rolling hills, little lanes and pathways ideal for a hike or gentle stroll. Just over the hill a mere 20 minutes walk away is the River Dart and Quay where you can hop on a ferry over to Dittisham to sample the delights of the renowned Ferry Boat Inn.

Or wander down the laneway in front of the house to the river and a concrete pontoon where you can leave your car and launch your dinghy out onto the river. Higher Greenway Barn has right of way across the land down this lane to access the river or just keep walking and through the woods you'll reach Kingswear village in less than an hour's stroll with its ferries over to Dartmouth for a spot of shopping whenever the mood takes you.

This idyllic spot is both beautiful and convenient – especially for the sailing enthusiasts, with two marinas in Kingswear close by and a lifting hoist at Galampton Creek.



The village of Gaimpton, just over a mile away, offers a village shop and post office, a butchers, primary school and the highly rated Churston Ferrers Grammar school. There are also two pubs, a golf course and of course the famous Greenway Estate, the former home of Agatha Christie. The Boathouse was the scene of the crime in her novel *Dead Man's Folly*.

Totnes Offers rail links across the country, including London Paddington. The A38 Devon Expressway provides quick links to Exeter and the rest of the county.



COASTAL COLLECTION

BESPOKE & UNIQUE PROPERTIES