

The Monastery, Woodleigh, Kingsbridge, Devon, TQ7 4DH



Ref: 61422

Totnes 8 miles, A38 Devon Expressway 7 miles, Kingsbridge 3.5 miles

A two-storey four bedroom unfurnished property being one of only eight unique and exceptionally designed residences within the exclusive and private 80 acre estate of Wood Barton. Energy rating Band E. Fees Apply. Sorry no smokers. Pets by negotiation.

£2100 PCM

Contact Lettings 01548 855599

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SITUATION AND DESCRIPTION

Woodleigh is a popular village with excellent communications to Totnes, Kingsbridge and the A38 Devon Expressway. The nearby village of Loddiswell provides a local primary school, shops, pub and Kingsbridge, being 5 miles to the south, provides an extensive range of shops, leisure centre with indoor swimming pool, library and schools and churches.

The Monastery is steeped in history, having been built by Trappist Monks in the early 1900s. It has been transformed into eight exceptional residences each one having been individually designed and finished to an exceptionally high standard. The estate offers private woodlands, one mile of fishing on the river Avon, a tennis court and a stunning swimming pool within the magnificent restored Chapel. An outstanding feature of this property is the beautifully restored Bell Tower which forms a stunning feature in the Master Bedroom.

Being located in an Area of Outstanding Natural Beauty The Monastery enjoys a wonderful sense of tranquillity. The surrounding private country estate of 80 acres provides a haven for wildlife and benefits from a mile stretch of the beautiful River Avon. Residents have privileged right to wander freely, exploring the woods and meadows and fishing for trout and salmon on the river.

The Bell Tower is very spacious having a large sitting/dining room with high ceilings and three sets of sash windows allowing in plenty of natural light. The kitchen has been fitted to a very high standard with the latest contemporary units and appliances. On the second floor is the master bedroom suite with 2 further bedrooms sharing an en suite shower room.

GROUND FLOOR

ENTRANCE

Shared communal entrance with oak staircase rising to:-

FIRST FLOOR

Attractive arched solid wood door opening to:-

ENTRANCE HALL

Solid oak floor. Video entry system. Window to front with oak sill. Three steps lead through a brick archway to:-

CLOAKROOM

Pod with wall mounted Porcelanosa wash hand basin with mixer taps, dual flush WC. Fully tiled walls, ceramic tiled floor. Extractor fan.

Door to storage cupboard housing Heatrae Sadia Megaflow hot water cylinder and electrical controls.

SITTING/DINING ROOM

An impressive reception room with high ceiling with three sash windows allowing plenty of natural light, deep oak display sills. Oak staircase with glass panels and oak hand rail rising to first floor. Solid oak floor.

BEDROOM 4 SUITE

Small hallway with door to:-

BEDROOM

A double bedroom high ceiling and sash window, solid oak window sill. Solid oak floor. Sliding doors to built in wardrobe.

EN-SUITE BATHROOM

With etched glass door. Superb bathroom with fully tiled walls and floor. Free standing bath with chrome finish towel rail, chrome mixer taps and hand held shower attachment. Porcelanosa wash hand basin with mixer taps and set on a timber stand with floor units below. Dual flush WC. Electrically heated towel rail, extractor fan.

KITCHEN/BREAKFAST ROOM

A super contemporary kitchen with high ceiling and exposed painted timbers. Comprehensive range of floor and wall based units. One and a half bowl porcelain sink with mixer taps set within solid granite worksurface with cut out drainer and granite upstand. Rangemaster cooker with double oven and six gas ring hob. Full width extractor hood and light above. Central island unit providing a breakfast bar with further storage cupboards below. Integrated Siemens dishwasher, GE Mongram fridge/freezer with ice dispenser, Siemens integrated microwave and coffee maker. Two painted brick archways. South facing sash window with deep oak display sill overlooking the surrounding grounds and open farmland beyond. Solid oak floor.

UTILITY ROOM

Floor based units with stainless steel sink and mixer taps set within granite worksurface with cut out drainer and granite upstand. Space and plumbing for washing machine and tumble dryer. Wall mounted combination boiler supplying domestic hot water and underfloor heating. Sash window with deep oak sill giving views across to the pool complex and fields and woodland beyond.

SECOND FLOOR LANDING

MASTER BEDROOM SUITE BEDROOM

A good sized double bedroom with south facing sash window affording lovely countryside views, oak display sill. Impressive central glass lantern allowing plenty of natural to flood in, part sloping ceiling. Solid oak floor. Built in wardrobe with sliding door. Etched glass door to:-

EN-SUITE SHOWER ROOM

A superb shower room with fully tiled walls and floor. Sloping ceiling with roof light. Corner shower area with porcelanosa glass shower screen, thermostatically controlled shower with rainfall shower head. Porcelain circular wash hand basin with mixer taps set on a timber stand with drawer unit below. Bidet, dual flush WC. Electrically heated towel rail. Extractor fan.

BEDROOM 2

Another good sized double bedroom with south facing sash window with good views, solid oak sill. Oak floor. Built in wardrobe with sliding doors. Access to roof space. Door to:-

EN-SUITE SHOWER ROOM

Shared with bedrooms 2 and 3. Fully tiled walls and floor. Sloping ceiling. Walk in shower with thermostatically controlled Porcelanosa shower, rainfall shower head, glass shower screen. Circular Gamadecor wash hand basin with mixer taps set on a glass top unit with storage drawers below. Wall mounted mirror with light. Dual flush WC. Electrically heated towel rail, extractor fan.

BEDROOM 3

A double bedroom with sloping ceiling. Skylight.

GARAGE

Situated in a garage block with double timber doors, power and light

SERVICES

Mains water, drainage and electricity. LPG gas boiler providing central heating and hot water.

LOCAL AUTHORITY

Follaton House, Plymouth Rd, Totnes, Devon TQ9 5NE. Tel. 01803 861 234

COUNCIL TAX

Currently Band G

POST CODE

TQ7 4DH

AVAILABLE

Now

RENT

£2100 pcm.

VIEWING

Strictly by appointment with the agent, Marchand Petit Lettings. Tel. 01548 855599.

Application fee: £150 per adult. Each guarantor: £48. Deposit: One and a half month's rent. Check out fee: £90.

Pets - if the landlord gives permission for pets to be kept at the property, an additional deposit from £250, will be requested according to the requirements of the landlord and the number and size of the pets being kept at the property.

Should you wish to make any alterations to the terms and conditions already agreed, including changing the tenancy commencement date, which will necessitate amended documentation to be provided, an administration charge of £60 will apply.

DIRECTIONS

From Kingsbridge, follow the road out along Stentiford Hill towards Sorley Cross. Continue on this road in the direction of Loddiswell. Bear right, signposted Woodleigh. Continue along this road passing Avon Mill garden Centre to your left. Pass through Woodleigh and continue along this lane approx. 3/4 miles further, turn left through the gate posts sign posted Wood Barton. Drive down the driveway bearing left at the fork and park by the block of garages.

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