

**SAMPLE  
MILLS**



**Wrenwell Cross  
Denbury  
Newton Abbot  
Devon**

**£800,000**  
FREEHOLD





Wrenwell Cross, Denbury, Newton Abbot,  
Devon

**£800,000 freehold**

An excellent opportunity to be able to acquire this Detached Barn conversion which comprises an entrance hall, sitting room, dining room, kitchen, extended breakfast room, 2 bedrooms downstairs, one with en-suite, family bathroom and further living room, which was formerly the garage. From the entrance hall, stairs rise to the first floor where there are 2 bedrooms, both which have an en-suite, and the master bedroom having the benefit of a dressing room.

The property also has the benefit of oil central heating, a septic tank, solar panels, a detached double garage with additional storage above plus ample parking. Standing in approximately just under ½ acre, mainly laid to lawn and a driveway approach.

Forming part of the original Wrenwell Farm, the property was converted in the 1980s and was extended in approximately the year 2000 when the garage was converted, affording more living accommodation and a new detached double garage was built. The property is set in its own grounds on the edge of Denbury in an outstanding rural location with views opening onto fields affording a great deal of peace and tranquility, and would be an ideal family home, and yet being close to local facilities, together with gaining easy access to Newton Abbot town centre, Ipplepen, Ashburton and the A38 serving Exeter and Plymouth.

Viewing is strongly recommended.



## GROUND FLOOR

Part double glazed door opening through to:

### Entrance Porch

Double glazed window overlooking the front garden. Part glazed door opening through to:

### Entrance Hall

Radiator. Understairs storage cupboard. Staircase rising to first floor. Door opening through to:

### Sitting Room – 5.06m x 6.14m (16'7" x 20'2")

Wood burner set within feature stone fireplace on a hearth with exposed beam over and exposed wall. TV point. Two double panelled radiators. Beamed ceilings. Spotlight points. uPVC double glazed windows overlooking the front and enjoying distant views. Wall light points. uPVC double glazed double doors providing access to the garden. Glazed double doors opening through to:

### Dining Room – 3.56m x 3.84m (11'8" x 12'7")

uPVC double glazed window to side. Double panelled radiator. Distant views. Beamed ceiling. Spotlight point. uPVC double glazed French doors providing access to the rear garden. Door opening through to the kitchen. Spiral staircase leading up to:

### Gallery Room

Velux windows.

### Kitchen – 3.56m x 3.95m (11'8" x 12'11")

Inset 1½ bowl stainless steel sink unit. Fitted matching wall and base units. Granite worktop surface areas incorporating splashbacks. Built-in 4 ring Miele Induction hob with extractor hood above. Built-in Miele double oven. Additional built-in Miele oven with draw space below. Integrated fridge/freezer. Integrated dishwasher. Beamed vaulted ceiling. Double glazed Velux windows. uPVC double glazed window overlooking the rear garden enjoying distant views over the farmland. Tiled floor. Double panelled radiator. Opening through to:

### Breakfast Room – 3.56m x 3.46m (11'8" x 11'4")

Worktop surface incorporating splashback. Miele integrated tumble dryer. Plumbing for washing machine. Additional tall, shelved storage cupboard housing control box for hot water and central heating system. Double panelled radiator. Additional worktop surface areas with cupboard space below and above. Chilled drinks cabinet. uPVC double glazed window overlooking the rear enjoying similar views to that of the kitchen. Hard wood flooring. Broom cupboard. uPVC double glazed door to the rear garden.

### Bedroom 4 – 2.50m x 3.07m (8'3" x 10'1")

uPVC double glazed window to front. Radiator. Spotlight points. Part exposed stone wall.

### Bathroom and W/C

4 piece suite comprising panelled bath with shower mixer tap attachment. Tiled shower cubicle with fitted shower. Inset wash-hand basin with double cupboard space below and above with vanity unit with concealed lighting. Low level w.c. Double panelled radiator. Tiled floor. Fully tiled walls. Inset spotlights.

### Living Room – 4.85m x 6.51m (15'3" x 21'4")

Feature fireplace on hearth with mantle over. TV point. Double panelled radiator. Feature beamed ceiling. Inset spotlights. uPVC double glazed window overlooking the front garden. Wall light points. uPVC double glazed double doors to outside.

### Bedroom 3 – 4.41m x 4.24m (14'6" x 13'11")

uPVC double glazed window to front. Double panelled radiator. Two double built-in wardrobes with bridging units over and dividing drawer space. uPVC double glazed window overlooking the rear garden. Door to:

### En-suite

Panelled bath with shower mixer tap attachment. Low level w/c. Inset wash-hand basin with cupboard space below. Heated towel rail. Partly tiled walls. Shaver point. Hatch to roof space. Spotlight points. Obscure uPVC double glazed window.

From the entrance hall, staircase rises to:

## FIRST FLOOR

### Landing

Built-in wardrobes. Double glazed Velux window. Fitted storage cupboard. Door to:

### Dressing Room

Wardrobes to one side. Dressing table to the other side with two drawer space either side. Radiator. Double glazed Velux window enjoying far reaching views over the surrounding farmland and countryside beyond. Opening through to:

### Master Bedroom – 3.71m x 4.85m (12'2" x 15'11")

Double panelled radiator. Spotlight points. Double glazed Velux window enjoying similar views to the dressing room. Door to:

### En-Suite

Panelled bath with shower mixer tap attachment. Inset wash-hand basin with cupboard space below. Low level w/c. uPVC double glazed window enjoying surrounding views. Heated towel rail. Partly tiled walls.

### Bedroom – 3.71m x 3.48m (12'2" x 11'5")

Double panelled radiator. Built-in wardrobes. Double glazed Velux window enjoying similar views to the master bedroom and looking over the rear. Drawer space with bedside cabinets. Door to:

### Further En-Suite

Panelled bath with shower mixer tap attachment. Low level w/c. Inset wash-hand basin with cupboard space below. Partly tiled walls. Eaves storage. Double glazed Velux window. Double panelled radiator.

## OUTSIDE

Copper Barn is approached by a shared driveway and stands in approximately just under ½ acre. To the front, mainly being laid to lawn with surrounding borders having a host of mature trees, bushes, plants and shrubs. All extremely well laid out. Sweeping to one side, there is a side garden where there is an area laid to patio and again further garden laid to lawn with mature bushes, trees, shrubs and plants.

To the rear of the property, is an area predominately laid to patio with raised borders consisting of plants, bushes and abundance of shrubs. There is also mature trees, bushes, plants and shrubs. In addition, there is outside lighting and oil tank for the external boiler for the hot water and central heating system. All offering an air of peace and tranquility backing onto the farmland. Then sweeping around to the other side, there is a detached double garage (6.98m x 5.84m – 22'11" x 19'2") with power and light and staircase to further storage above plus ample parking.

## AGENT'S NOTE

Council Tax Band: 'F' £3682.47 for 2026/27

EPC Rating: 'C'

Long Term Flood Risk: Very Low





Main area: Approx. 231.4 sq. metres (2490.7 sq. feet)  
Plus garage: approx. 61.4 sq. metres (662.8 sq. feet)



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71   C	73   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.