



MILLARD
COOK

A stunning barn with large accommodation within close proximity to the historic Town of Dartmouth



BROOME COURT
VENN LANE, NR DARTMOUTH



Situated around 2.5 miles from the River Dart and the historic port of Dartmouth, Broome Court is a stunning barn conversion offering very large, flexible accommodation and enjoying fantastic country views.

The barns were originally built in the 1800's for the neighbouring estate and over the years converted into this stunning home. More recently, the house has undergone a major renovation program inside and out to create a unique spacious home, promoting the charm and character while integrating modern touches.

Internally, the property has traditional features including exposed walls and timbers as well as modern, contemporary appearances. This is shown in the architect designed glass passageway which links the many reception rooms.

One of the focal points of the house is the stunning central courtyard which the property wraps around. Completed in 2021, the courtyard offers a sunny, tranquil, Mediterranean style rose garden with a central pond and raised beds.

Broome Court offers very flexible accommodation with 5 reception rooms, a 27ft Kitchen/breakfast room, 5 bedrooms, 3 en-suites, a self-contained guest annexe with an en-suite bedroom and a living room. There is also a selection of ancillary rooms and a conservatory.

To the outside, grounds of just under 1 acre of formal and informal gardens with a selection of fruit trees including peach and apricot, a small wood copse, level gardens and extensive patio enjoying wonderful sunsets. To the front is ample parking and a range of timber outbuildings.

To meet today's needs, Broome Court has solar panels (fitted to a Tesla storage facility, fed back to the grid), a biomass wood pellet boiler system with a private water supply and shared drainage system.





Accommodation

A large timber front door leads to the spacious entrance hall with hanging and storage units. Tiled flooring leads to the architect designed glass passageway overlooking the courtyard and access to several reception rooms.

The stunning 27ft triple aspect farmhouse style kitchen/breakfast room has a bespoke range of hand-made units with timber and marble worktops and a central island workspace, electric Everhot oven, dishwasher and a sink unit with ample space for a large dining table overlooking the gardens. Continuing tiled floors, exposed beams with access to the rear garden and patio.

Steps down to the utility room, cloakroom and the superb summer room with a vaulted ceiling and exposed timbers, wood burner and large windows and doors overlooking the westerly facing gardens and rolling countryside. Adjacent is a conservatory.

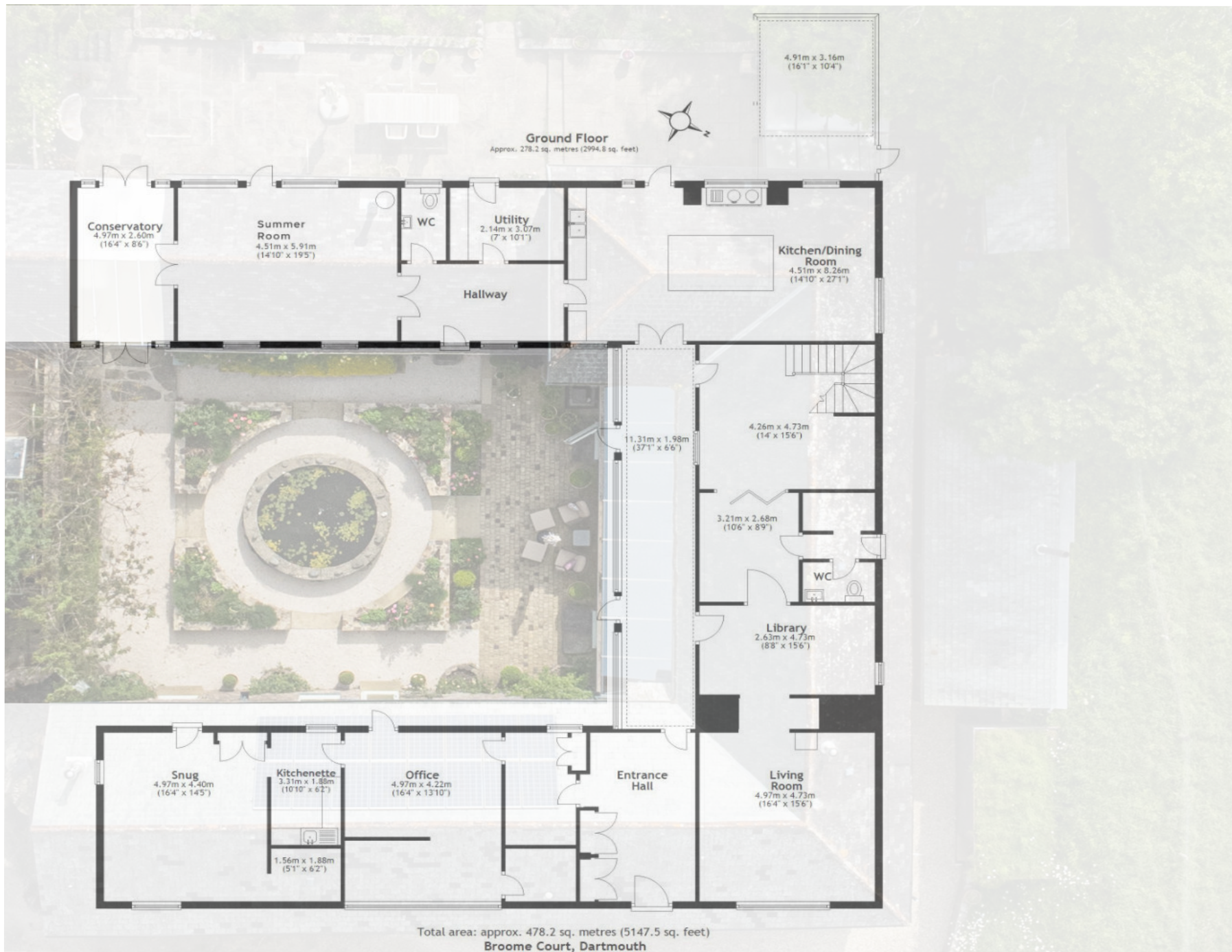


To the front of the property is the living room with a wood burner, adjacent is a library, a further mixed use room, cloakroom and stairs to the first floor.

From the entrance hall, access to the south wing with an large office, snug/tv room and a store with access to the sunny, central courtyard.





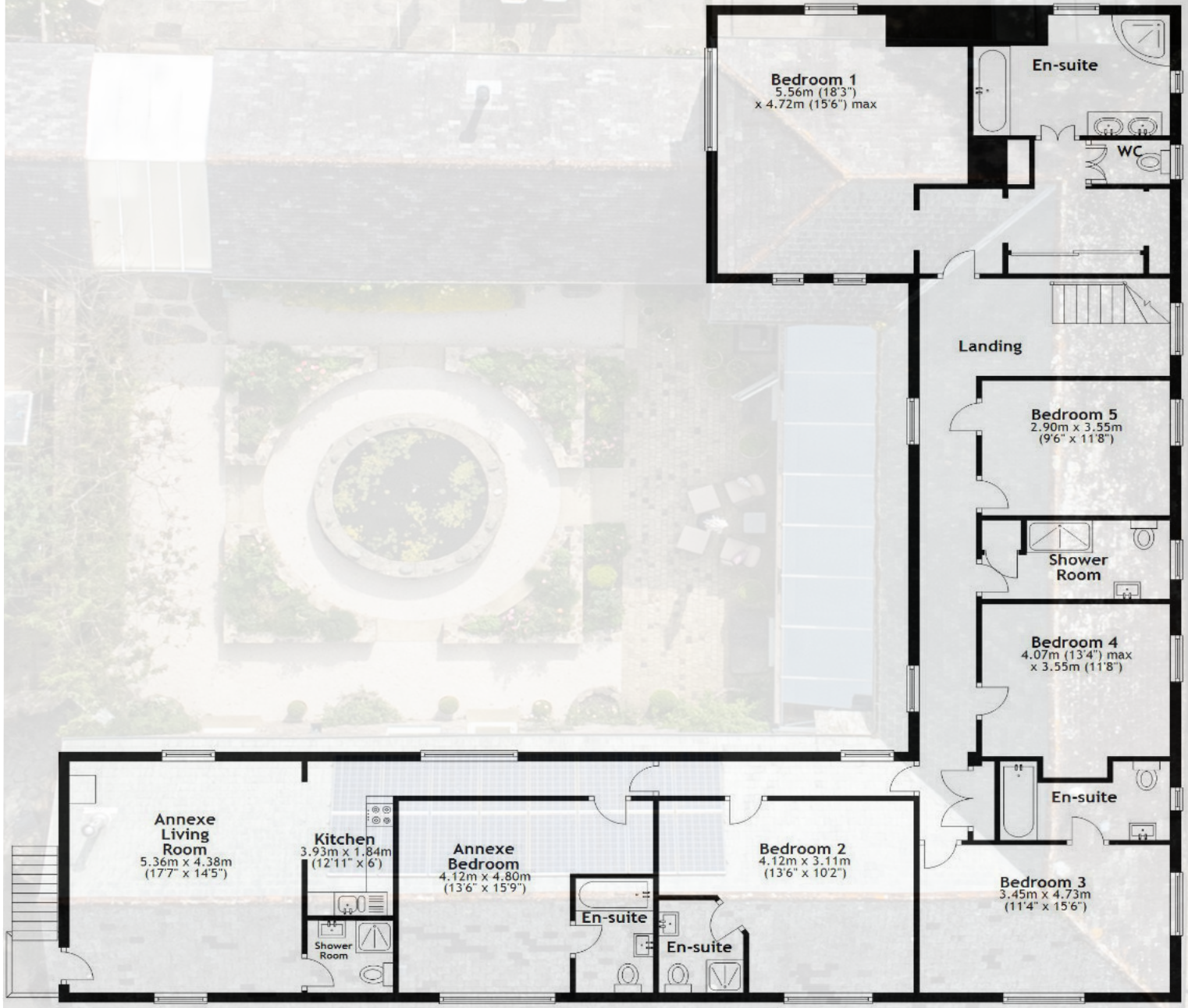


First floor

Broome court benefits from 5 double, light and airy bedrooms, 3 of which having en-suite facilities including the triple aspect principal bedroom with a dressing room, separate cloakroom and en-suite bath and separate shower.



First Floor
Approx. 200.0 sq. metres (2152.7 sq. feet)





Guest suite

From the landing, access to the private self-contained guest annexe, with separate access to the front of the property. There is a living/dining room with a wood burner, a kitchenette and a large double bedroom with an en-suite bath. Delightful views are enjoyed from the annexe overlooking the courtyard and views beyond.



To the outside

A shared private lane leads to the private parking and turning area for several vehicles. Access via both sides of the property and to the front door. To the side, a selection of outbuildings, including the bio-mass boiler and hopper, a store shed, 17ft workshop and a wood store.

The central Mediterranean style courtyard can be accessed from many areas within the house. Offering maturing rose beds with a central pond, this wonderful space has a blend of Yorkshire stone, Rothendale sandstone cobble setts and gravel paths with inset lighting, established trees and shrubs creating a stunning area.



From the Kitchen, utility, sun room, conservatory and the side of the property, you enter the wonderful rear gardens. There is a large patio being the length of the property enjoying stunning country views across the valley, an covered BBQ area adjacent to the kitchen.

Beyond, a lawned area with mature trees adjoining the surrounding open farmland. Steps lead down to the side gardens with a selection of maturing fruit trees, a fruit cage and small copse area. A meandering pathway continues further down to a grass area.

Wonderful views across the adjoining farmland, Blackpool Valley and beyond are enjoyed with near complete darkness at night and stunning sunsets.



Grounds

In all it is understood the total grounds to amount to approximately 0.9 of an acre.

Services

Private water, shared private drainage. Bio-mass wood pellet boiler and solar panels with Tesla storage battery. Broadband connected.

Tax Band :G
EPC :D

Property size

5147.5 sqft
487.2 sqm

Postcode TQ6 0LD

Viewings

Advanced notice required to view the property, strictly via Millard Cook in Dartmouth.

Floor plans and images are for guidance only.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	65 D
39-54	E		
21-38	F		
1-20	G		

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