



INWARDLEIGH

O.I.E.O. £800,000

Superb Barn Conversion & Fantastic Equestrian Facility

 3 Bedrooms

 2 Bathrooms

 2 Reception Rooms

 EPC Rating: C (73)

 MILLER  
TOWN & COUNTRY



- » Impressive 6.2 Acre Equestrian Facility
- » Fabulous 3 Bedroom Barn Conversion
- » Modern Timber Stable Block
- » Exceptionally Well-Drained Paddocks
- » Grass Arena Used 6+ Months of the Year
- » Beautiful, Wildlife-Friendly Gardens
- » Approx. 42' x 19' Garage / Barn

## The Property

This superb 3 bedroom barn conversion has been exceptionally well maintained since its conversion 15 years ago and is both beautiful and practical, with its high specification finishes, character features and spacious rooms. Key features include slate and oak flooring, vaulted ceilings in three rooms, a wall of sliding glazed doors looking onto the south facing garden and a nearly 25' x 15' primary bedroom. The property is set within approximately 6.2 acres in total, which include a walled gravel garden, attractive and wildlife friendly planted gardens, exceptionally well drained paddocks, grass arena, and a wildflower meadow. There is also a timber stable block, a block built garage / barn, polytunnel, and chicken enclosure. Everything at the property, both inside and outside, is in excellent condition and has clearly been maintained to a very high standard.



## Location

Located on the outskirts of the village of Inwardleigh, which is about 3 1/2 miles NNW of Okehampton, the property is within easy reach of nearby amenities, including three supermarkets, primary and secondary schooling, a great range of independent shops, rail link to Exeter and access to the A30 corridor. The north coast is also about a 30 minute drive offering sandy beaches and stunning coastal walks.





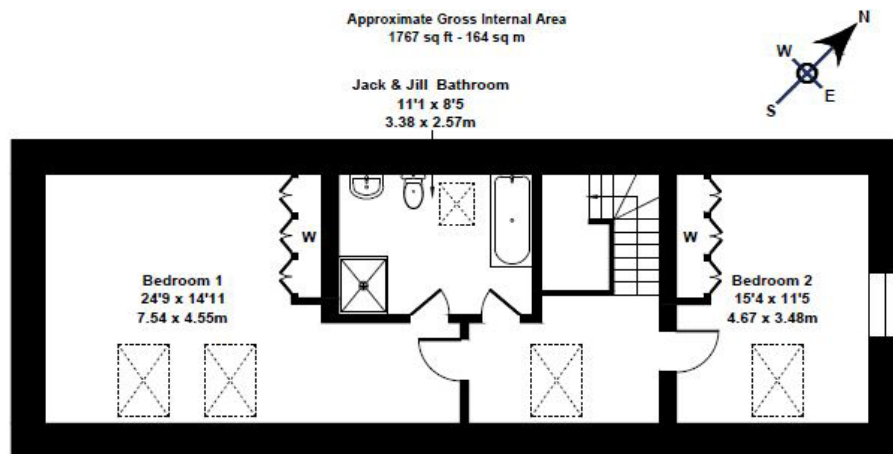


## Accommodation

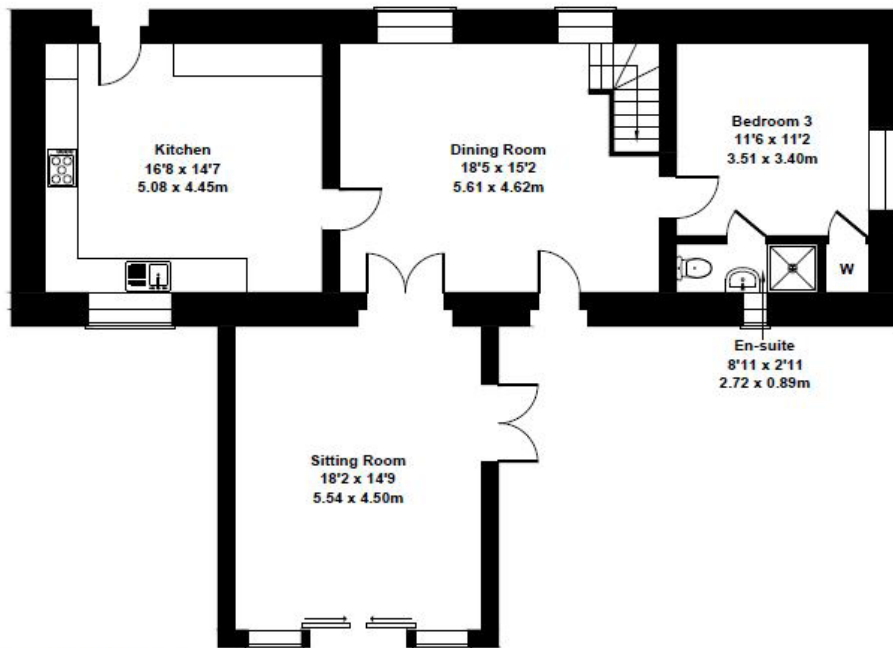
The sitting room in this stunning barn conversion is a real stand out feature, with vaulted ceiling, exposed beams and an impressive glazed southern wall with sliding doors opening onto the patio and walled gravel garden - perfect for inside / outside living in the warmer months. Next to the sitting room is the expansive dining hall with plenty of space for a large dining table, and the kitchen is adjacent with attractive and practical units to three sides, integral appliances, LPG range and space for a kitchen island or table. The interconnected and spacious reception rooms and kitchen make this home perfect for entertaining - dinner parties, afternoon tea, Christmas around the fire or just relaxing with friends and family.

There is a downstairs double bedroom with en suite shower room and built-in wardrobe, and upstairs are the two remaining double bedrooms, both with vaulted ceilings and exposed beams, and the jack-and-jill bathroom with separate bath and shower cubicle. The primary bedroom is 24'9" x 14'11", providing ample space for a large bed, wardrobes and dressing area, and two south facing velux windows flood the room with natural light.





FIRST FLOOR



GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

## Accommodation

### Ground Floor

Kitchen 16'8" x 14'7"

Sitting Room 14'9" x 18'2"

Dining Room 18'5" x 15'2"

Bedroom 3 11'6" x 11'2"

En Suite 8'11" x 2'11"

### First Floor

Bedroom 1 24'9" max x 14'11"

Bedroom 2 11'5" x 15'4"

Bathroom 11'1" x 8'5"

### Outside

Loose Box 12' x 12'

Loose Box 12' x 12'

Tack Room 12' x 12'

Hay Store

Garage/Barn 41'9" x 18'8"

### Services:

Mains electricity and water. Private drainage.

Oil-fired central heating. LPG range.

**Council Tax Band:** E

**Tenure:** Freehold

### Agent's Notes:

- The track leading to the property is owned by a 3rd party, and we understand access rights are clearly documented.

- A fully insulated 12' x 12' shed currently in use as Greatfield Hedgehog Rescue is available by separate negotiation (hedgehogs may even be around during viewings!)





## Outside

The equestrian set up is very impressive and makes excellent use of the space available, with over 5 acres of pasture divided into 3 paddocks (one with stunning wildflowers), a modern timber stable block with electricity and water, two 12' x 12' loose boxes, a 12' x 12' tack room and attached hay store and a grass arena that can be utilised 6+ months per year. This area of Devon is not known for particularly high quality ground, but this site is exceptionally well drained and can carry horses throughout the year. The ring fencing and cross fencing is in excellent condition, and field gates interconnect between the paddocks for ease of movement. The new owner can literally move in and enjoy both the home and grounds from day 1.

The rear of the home is south facing and enjoys views over an approximately 50' x 35' walled low maintenance gravel garden and separate patio. Beyond the walled garden is beautiful, wildlife-friendly garden with small pond, herbaceous perennial borders, and wildflower meadow sections planted with species that support wildlife with pollen, nectar and habitat. Next to the gardens is a 41'9" x 18'8" block built garage / barn that appears in very sound condition, and the roof structure was replaced in the recent past. The original planning application for the barn conversion (11627/2008/OK) allowed for this garage / barn to be converted to a garage / workshop, home office and storage area, and we understand permission is likely still valid. There is also a polytunnel and chicken enclosure adjacent to the timber stable block.







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**VIEWING:**

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**CONSUMER PROTECTION FROM UNFAIR  
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These particulars are believed to be correct  
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