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The Old Shippon



Tavistock Town Centre 3 miles • Dartmoor National Park 4 miles • Launceston 11 miles • Plymouth 17.5 miles • Exeter 40 miles • [What3words.com](http://What3words.com) [///foggy.receiving.reporters](http://foggy.receiving.reporters) • For detailed directions, please contact the office.

Offering "the good life", a very attractive barn in 0.64 acres, with large well-kept gardens and an outbuilding with potential (STP), in a quiet yet accessible, edge-of-village location.

- Characterful Converted Stone Barn
- Beautifully Finished and Presented
- 3 Bedrooms, 3 Bathrooms
- South-facing Lawn and Patio Gardens
- Grated Drive and Parking
- Stables/Workshop with Potential (STP)
- Hugely Peaceful Village Setting
- No Onward Chain
- Freehold
- Council Tax Band: D

Guide Price £550,000

### SITUATION

This individual, character home is located on the southern edge of the village of Lamerton, in a very peaceful and private position surrounded by countryside. Lamerton is a popular village within easy reach of Tavistock, with local amenities which include a fuel station and general store (1.5 miles), the Blacksmiths Arms Public House and a "Good" OFSTED-rated primary school. There is a farm shop within 2 miles, at Chipshop, and Tavistock town centre is only 3 miles away.

Tavistock is a thriving market town in West Devon forming part of a World Heritage Site, rich in history and tradition dating back to the 10th century. Today, the town offers a superb range of shopping, recreational and educational facilities, whilst the largely 19th-century town centre is focused around the Pannier Market and Bedford Square, in which regular farmer's markets are held. Plymouth is 17 miles to the south and Exeter lies 40 miles to the northeast, providing air, rail and motorway connections to London and the rest of the UK.

### DESCRIPTION

This splendid detached barn was attentively converted by the current owners between 2008 and 2011, and has been finished to a high standard. The 3-bedroom, 3-bathroom accommodation is presented in excellent condition and characterised by bright, open rooms, arranged in reverse-level fashion to maximise natural light and the surrounding views. Externally, there is ample parking in a gated drive, large, well-kept lawn and patio gardens (with potential as a small paddock), plus a stable/workshop outbuilding with potential for other uses (STP), making this an extremely well-rounded home for those seeking the good life.

### ACCOMMODATION

The living accommodation has been finished using traditional materials, with extensive use of exposed timber (including lintels, A-frames and flooring), granite and slate, and good-quality, hardwood double glazed windows and doors. Briefly, the accommodation comprises: a ground-floor hallway with slate flooring and

French doors to the patio; three bedrooms, of which two have contemporary en-suite shower rooms and a dual aspect; a family bathroom; a dedicated utility, and; at first-floor level, a striking, open-plan living/dining room and kitchen area with high-vaulted ceilings. The kitchen is equipped with handmade cupboards and composite worktops, incorporating an electric oven, separate 4-ring hob, 1.5-bowl stainless steel sink, and spaces for a fridge and freezer.

### OUTSIDE

A sweeping, gated drive provides ample parking space and leads to the stables/workshop. An enclosed, south-facing garden lies to the front of the barn, comprising a very well-kept lawn and patio seating area, and representing a blank canvas for a new owner to mould to their tastes. Across the drive is a large, extended garden amounting to 0.4 acres, offering additional space and opportunity to keep small domestic livestock or create a fruit and vegetable patch. The detached stable outbuilding currently serves as a workshop, storage space and a hobbies room, but could be re-established as loose boxes and/or tack and hay stores. It also offers scope for adaptation into garaging, a home office, an annexe or a holiday let, subject to any necessary consents.

### SERVICES

Mains water, electricity and drainage. Oil-fired central heating. Ultrafast broadband is available. Limited mobile voice/data services via O2, Three and EE (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

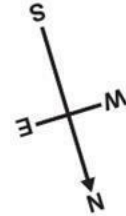
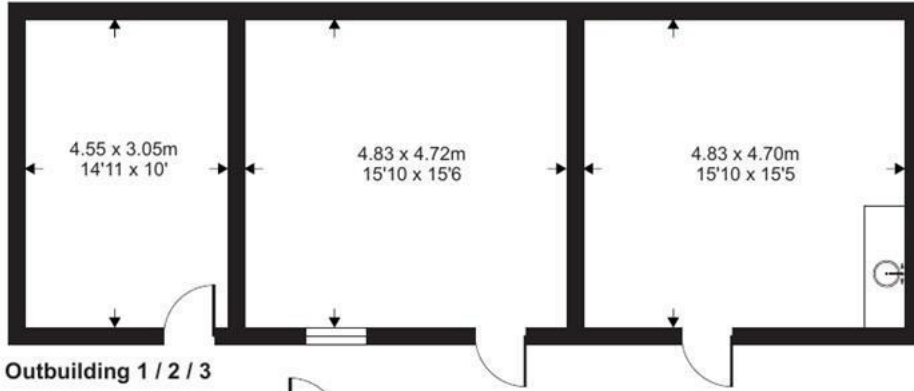
### AGENT'S NOTES

1. This property used to form part of the neighbouring farmstead which is Grade II Listed.
2. The barn enjoys a right of access over the farm's main entrance.
3. The seller has had plans drawn up for the conversion of the stables/workshop. Further details available by enquiry.
4. The seller is also applying for Class Q consent to convert the neighbouring agricultural barn. An adjacent stone barn already has consent for conversion to a holiday cottage.



Approximate Area = 1048 sq ft / 97.3 sq m  
 Outbuilding = 631 sq ft / 58.6 sq m  
 Total = 1679 sq ft / 156 sq m

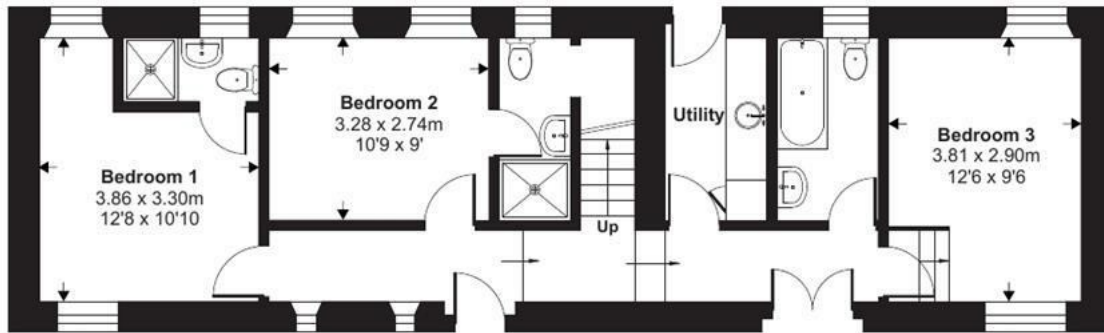
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Outbuilding 1 / 2 / 3



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags. REF: 1141671

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current
(92-100) A	Best energy efficient - lower running costs	100
(81-91) B		
(69-80) C		
(55-68) D		51
(39-54) E		
(21-38) F		
(1-20) G	Not energy efficient - higher running costs	
England & Wales		EU Directive 2002/91/EC

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