



Town • Country • Coast



Lewdown, Okehampton  
Guide Price £385,000



3



2



2



E

## Lewdown, Okehampton

Located in this sought after village is this characterful and spacious detached barn conversion having had attractive 'chartwell green' upvc replacement windows. The property retains much of its character, offering flexible and versatile accommodation with the main sitting room on the first floor, a further large reception room on the ground floor, together with 3 double bedrooms, kitchen, utility and 2 bathrooms.

Outside, a driveway providing off road parking leads to level enclosed gardens to the rear and other side of the barn.

The layout may appeal to a variety of buyers including those looking for a spacious family home offering flexibility with the impressive large first floor sitting room, which offers space for dining also, together with the balcony offering a useful area to relax or dine al fresco.

Lewdown is well served by local amenities including a public house, local shop/post office, village community hall, with church and primary school at Lewtrenchard, being walking distance. The nearby village of Lifton has a doctors' surgery, filling station, popular well known farm shop, restaurants and other businesses. Lewdown also offers good access to 3 popular market towns, together with the Cathedral city of Exeter via a rail link or A30 dual carriageway, also giving access into Cornwall. The market towns of Launceston, Okehampton and Tavistock all offer a larger range of amenities. With its central location in rural Devon, Lewdown is well placed for walking, riding, sailing and other outdoor activities. Dartmoor National Park and the north and south coasts of Devon and Cornwall are all within easy reach.





**Entrance Hall**  
13'1" x 6'11" plus recess (4.01m x 2.11m plus recess)

**Ground Floor Shower Room**  
3'11" x 3'10" (1.2m x 1.18m)

**Lounge**  
18'10" x 13'8" (5.75m x 4.19m)

**Kitchen/Breakfast Room**  
12'5" x 12'0" max (12'9" x max) (3.79m x 3.68m max (3.90 x max))

**Utility Room**  
10'1" x 4'1" (3.08m x 1.26m)



**Inner Hallway**

**Bathroom**  
9'3" x 6'10" (9'8" x 7'2") (2.84m x 2.09m (2.96 x 2.20))

**Bedroom 1**  
19'4" x 9'4" (19'9" x 9'9") (5.91m x 2.86m (6.03 x 2.98))

**Bedroom 2**  
16'4" x 9'3" (4.981m x 2.82m)

**Bedroom 3**  
12'5" x 7'0" (3.81m x 2.14m)

**First Floor Sitting Room**  
32'2" x 14'0" (32'6" x 14'4") (9.81m x 4.28m (9.92 x 4.38))



**Balcony**

**EPC**  
50/E

**Tenure**  
Freehold

**Services**  
Mains Electricity, Water & Drainage. Oil Fired Central Heating. Internet Speeds: Standard DL: 19mps/ UL: 1mps. Superfast DL: 80 mps/ UL: 20mps.

**Local Authority**  
West Devon Borough Council. Council Tax Band C.

**Situation**  
Lewdown is well served by local amenities including a public house and Post Office with Primary Schools in Lewtrenchard and the nearby village of Lifton where there is also a Doctors Surgery. Lewdown also offers good access to the three market towns of Launceston, Okehampton and Tavistock where there are a far larger range of amenities. The A30 is accessed via Lifton and provides a direct route to the West of Cornwall and into Devon and the city of Exeter. There are numerous local attractions which include beautiful walks and opportunities for sailing enthusiasts at Roadford Lake.

## Floor Plan



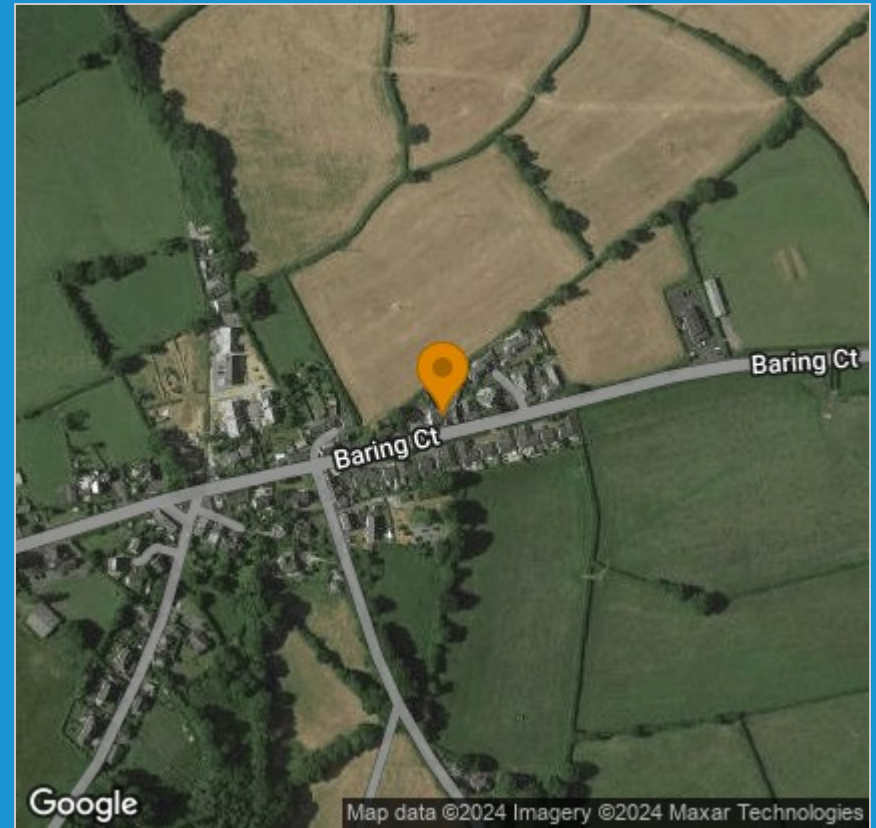
## Viewing

Please contact our View Property Tavistock Office on 01822 614614 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Unit 1, The Old Dairy Paddons Row, Tavistock, Devon, PL19 0HF  
Tel: 01822 614614 Email: Tavy@viewproperty.org.uk www.viewproperty.org.uk

## Area Map



## Energy Efficiency Graph

