



OWL BARN
OFFERS OVER **£625,000**

Detached Barn Conversion w. 1.9 Acres, Stables & Arena
SHEBBEAR

MILLER TOWN & COUNTRY
exp UK



OB
Owl Barn

- » Attractive Stone Barn Conversion
- » Three Spacious Bedrooms
- » Character Features Throughout
- » 1.9 Acres in Total
- » Extensive Gardens with Raised Beds & Deck
- » Two Paddocks, Stables & Riding Arena
- » Double Garage, Sheds & Greenhouse
- » Fantastic Long-Range Views

The Property

This beautiful country property has so many elements, and if you are seeking a spacious home with character features, land, outbuildings and fantastic views, this could be the one!

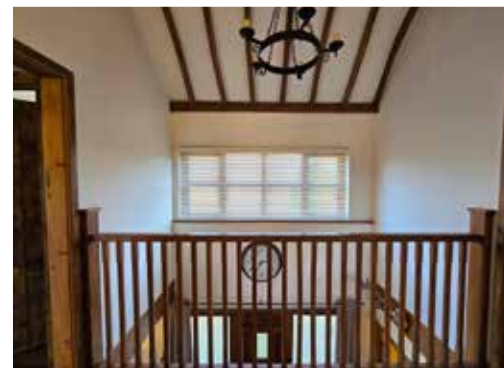
The approximately 1.9 acre plot includes two paddocks and a stable block of two loose boxes and tack room as well as a riding arena - perfect for the equestrian enthusiast!



Accommodation

The front door of the home opens into a central hallway with a u-shaped staircase leading to a galleried landing that is flooded with natural light. To the right is the dining room and kitchen, which are separated by reclaimed timber posts providing a lovely element of character. The kitchen has hand crafted units, range cooker and solid oak work surfaces, and the kitchen sink overlooks the lovely large rear gardens. On the opposite side of the entrance hall is a large dual aspect living room with a stone fireplace in the corner and french doors leading to the rear patio.

Upstairs are 3 spacious double bedrooms with beautiful vaulted ceilings with exposed beams, the spacious family bathroom with clawfoot bath and freestanding shower, plus a separate WC.





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Outside

The property is situated in a rectangular-shaped plot which extends to approximately 1.9 acres in total. There is a private driveway and double garage to the left of the house, and directly to the rear are a number of raised beds - perfect for growing fruit and vegetables. Near the raised beds there is a greenhouse and useful shed, and further on is an elevated deck measuring approximately 13ft x 16ft. From this elevated position there are stunning long range views of Dartmoor with the quintessential Devon village of Shebbear in the foreground.

Next to the working garden is a large level lawn (great for ball games!) and a duck pond, and a gate leads to a grassed track providing access to the paddocks. To the rear of the far paddock is a timber stable block with two 10 ft x 12 ft loose boxes, a tack room and a hay store, with additional lean to buildings to the side and behind. Last but not least there is a 40 m x 30 m riding arena for the equestrian enthusiast.

Location

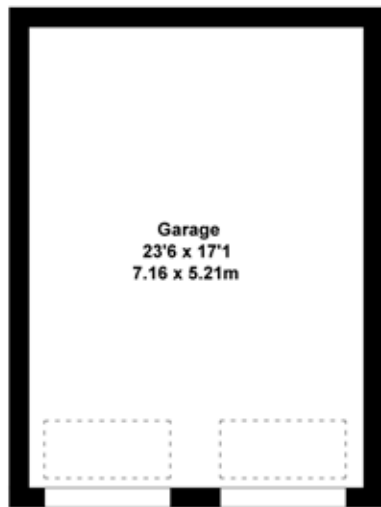
The property is in a quiet rural location just outside the popular village of Shebbear, which offers a great pub, village stores, local primary school and the prestigious private Shebbear College. The village centre can be reached on foot in approximately 15 minutes and by car in approximately 3 minutes. Further amenities can be found in the towns of Torrington & Holsworthy, both less than 10 miles away. The city of Exeter is about an hour away and offers extensive retail and services, as well as road, rail and air connections.

There is so much on offer for the lover of the outdoors here - from local walking and cycling, more adventurous hiking on nearby Dartmoor or Exmoor, or visiting the spectacular beaches and cliff walks of the north coast.

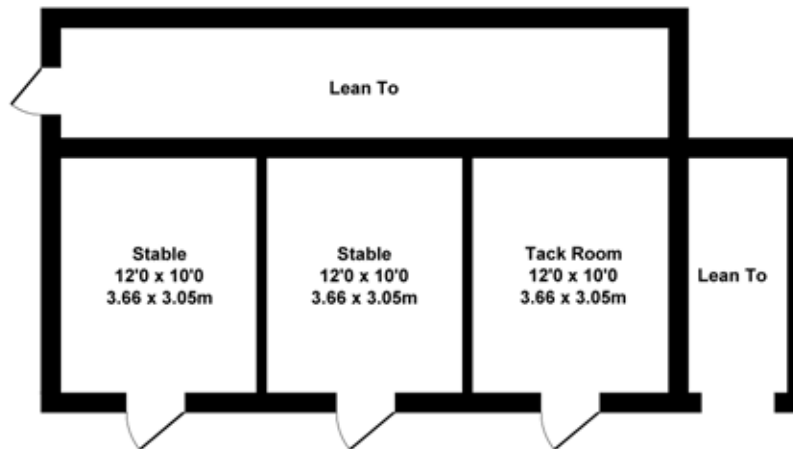


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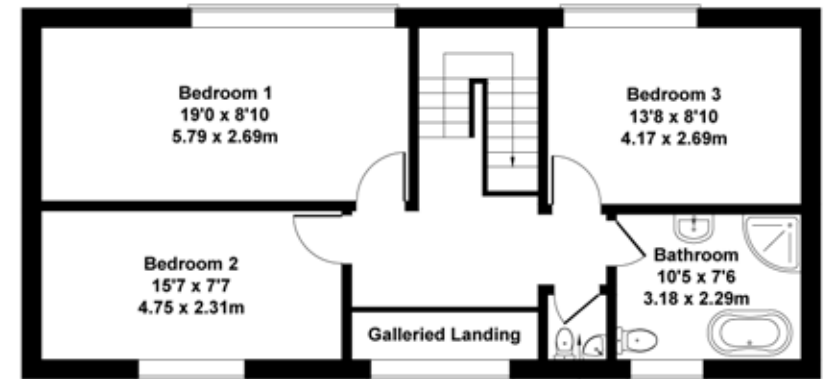
Approximate Gross Internal Area
Main House = 1311 sq ft - 122 sq m
Outbuilding = 773 sq ft - 72 sq m
Total = 2084 sq ft - 194 sq m



GARAGE



OUTBUILDING



FIRST FLOOR










GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



KEY INFORMATION

 3 Bedrooms	 EPC Rating: D (56)
 1 Bathroom + Separate WC	 Council Tax Band: D
 2 Reception Rooms	 Tenure: Freehold
 Double Garage & Driveway	 Broadband: ADSL
 Not Listed	 Indoor - Limited Outdoor: Likely. Airband available
 Heating: Oil central	 Not suitable for wheelchair users
 Utilities: Mains electricity & water, private drainage	
 Restrictions: No commercial use of garage	
 Easements, Wayleaves: Right for utilities to cross the property to adjacent property	
 Public Rights of Way: None	
 Flooding: None known	
 Notable Construction Materials: None known	
 Building Safety Concerns: None known	
 Mining Area: No	
 Planning Permission / Proposed Developments: None known	

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VIEWING:

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