



THE STABLES
O.I.R.O £300,000

**Delightful Detached Converted Barn in Idyllic Rural Hamlet
IDDESLEIGH, NR HATHERLEIGH**

MILLER TOWN & COUNTRY
exp UK



- » Delightful Detached Barn Conversion
- » Large Gardens
- » Idyllic Rural Hamlet
- » Open Country Views
- » Oil Heating
- » Sitting Room with Vaulted Ceiling
- » Ample Parking

The Property

This delightful property is one of a handful of homes located at the end of a quiet lane in beautiful and tranquil Devon countryside. The property has a comfortable living room with high vaulted ceilings giving a great sense of space and a wood burning stove to ensure things stay cosy on chilly evenings. There is a good size kitchen/ breakfast room and a further reception room which could be used as a dining room or perhaps a garden room or home office. The ground floor is completed by a bedroom with en-suite shower room. On the first floor is a further bedroom as well as the family bathroom. Throughout, there are ample windows and Velux skylights flooding the rooms with natural light.



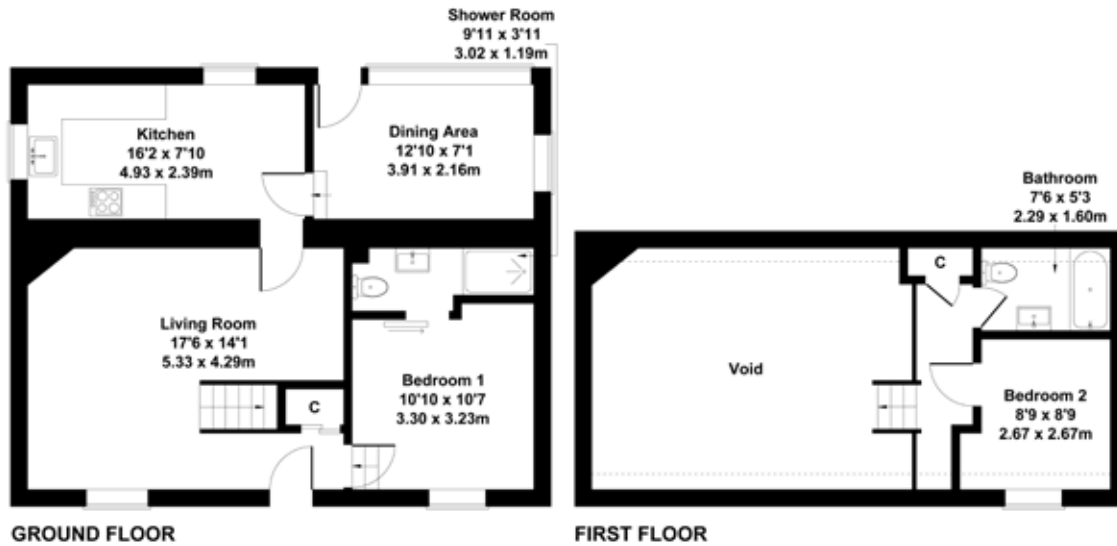
Outside

To the side of the property double gates lead to a private parking area and the rear garden. The garden is of a good size and mainly lawned with a variety of mature trees and shrubs. Two sheds provide useful spaces for garden tools or furniture. The gardens border open parkland-style countryside and there are pleasant distant views towards Dartmoor National Park.



The Stables, Nethercott Barton

Approximate Gross Internal Area
855 sq ft - 79 sq m



Not to Scale. Produced by The Plan Portal 2025
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Location

Set within the countryside where Michael Morpurgo's War Horse was set, the property really is in an idyllic location. The nearby village of Iddesleigh is well regarded for its pretty church and the Duke of York Inn, which is a firm favourite for locals and visitors alike. The nearby villages of Winkleigh and Dolton as well as the pretty historic town of Hatherleigh are all easily accessible by car offering a wide range of local amenities and primary schooling. The towns of Torrington and Okehampton are both within a comfortable drive with Okehampton offering a rail link to Exeter plus access to the A30 Corridor. Outdoor enthusiasts are well catered for, with the long distance Tarka Trail footpath running nearby the property, giving fantastic walking almost from your door, and the wilds of Dartmoor within a short drive. The beautiful beaches and coastal walks of the north coast are an approximately 45 minute drive away.

KEY INFORMATION

- 2 Bedrooms
- 2 Bathrooms
- 2 Reception Rooms
- Parking for 2-3 cars
- Not Listed
- Heating: Oil
- Utilities: Mains electric and water. Private drainage
- Restrictions: Yes - Cannot be used as a holiday let. Cannot run a trade or business from the premises
- Easements, Wayleaves: Yes - For utilities
- Public Rights of Way: None crossing property (Tarka Trail nearby)
- Flooding: None known
- Notable Construction Materials: None known
- Building Safety Concerns: None known
- Mining Area: No
- Planning Permission / Proposed Developments: None known
- EPC Rating: E (40)
- Council Tax Band: B
- Tenure: Freehold
- Broadband: ADSL *Per Ofcom
- Mobile Signal: Variable to good *Per Ofcom
- Lateral living

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VIEWING:

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