



The Linhay, Bondleigh, EX20 2AJ

Guide Price £400,000

The Linhay

Bondleigh, North Tawton, EX20 2AJ

- Beautifully presented barn conversion
- Quiet hamlet setting
- Character features but modern styling
- Three double bedrooms (en-suite to master)
- Spacious living room & stunning kitchen diner
- Luxury bathroom with freestanding bath
- Insulated home office with WC and wifi
- Lovely gardens & off road parking for 2 cars
- Oil-fired central heating & double glazing

The Linhay is a semi-detached barn conversion, found in the peaceful Devon village of Bondleigh, located between North Tawton and Winkleigh. Originally converted to a high standard in the late 1980's, it's since been further improved in to a comfortable and stylish retreat. There are many beautiful rural walks locally and with Dartmoor just a stone's throw away, nature is literally on the doorstep. Bondleigh is a lovely place for nature walks, especially the Tarka Trail, dog walking and socialising for those who are interested. There are a number of great cafes and places to eat locally and convenience stores for essentials a short drive away. The local towns of Crediton (30 mins) and Okehampton (15 mins) are within reach and it's approx. 30 minutes into Exeter via the A30.





The accommodation is presented in excellent order, offering well-proportioned rooms throughout with no small rooms in sight. Day to day, the rear door is used as the main entrance and we love the large conservatory which acts as a flexible space but is ideal for coats and boots when entering the house. This brings you into the heart of the home, a stylish (recently fitted) kitchen with plenty of clever storage ideas and a feature wood-burning stove. There's solid wood tops and painted floorboards giving a contemporary feel to this light room. The kitchen opens into the dining space at one end with great sociable space for entertaining or family dinners. The living room runs along the front of the property with the official front door to the front garden. There's another wood-burning stove and given the size of the room, it can be zoned into a cosy living area and a work from home space too. On the first floor, the landing gives access to 3 double bedrooms with the master bedroom having an ensuite shower room. The bathroom, which has been recently updated, provides a luxury escape with its roll top bath and calming décor. The property benefits from double glazing and oil-fired central heating, via the outside Worcester boiler.



Immediately to the front of the property, a pathway leads through an attractive timber arch giving access to the front door. To each side of the path there are areas of garden with shrubs including lilac and climbing rose. Immediately to the rear of the property is a lawned garden with mature flower beds and shrub borders, the gardens themselves are private, bordered by hedges and fencing. A gravelled pathway leads through the garden, extending to a further gravelled area housing an insulated home office (with a low level WC, hand basin and storage cupboard).

This is ideal for those wishing to work from home or simply to escape into the garden for hobbies. At the top of the garden are two timber outbuildings, a workshop with power, shed and an aluminium framed greenhouse. From the garden there is access to an off-road parking area for two vehicles with lane access from the road, there is scope to create more parking from the adjoining garden if desired.

Agents' note: The current owners have Starlink (satellite broadband) which can give over 100 Mbps speed – for those who rely on a fast connection at home.

Buyers' Compliance Fee Notice

Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

Please see the floorplan for room sizes.

Current Council Tax: Band C – West Devon

Approx Age: converted approx. 1970's

Construction Notes: Standard

Utilities: Mains electric, water, telephone & broadband (starlink option for 100mbps)

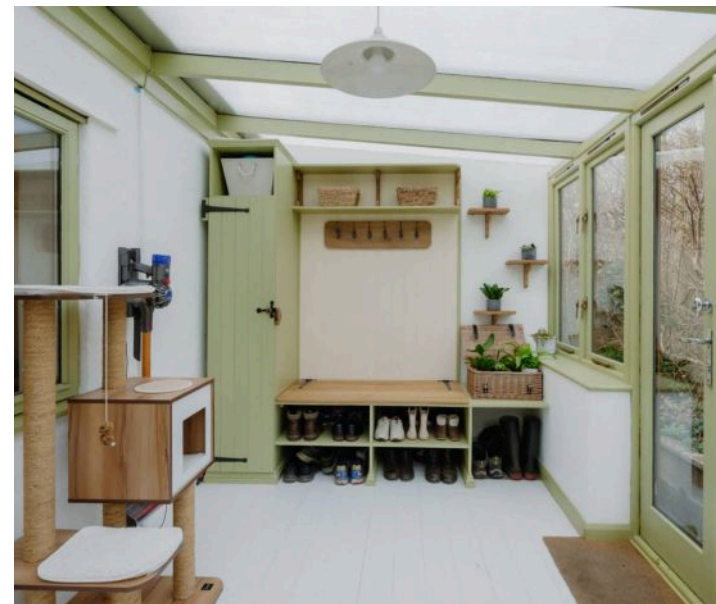
Drainage: Private Drainage (septic tank)

Heating: Oil fired central heating and wood burner

Listed: No

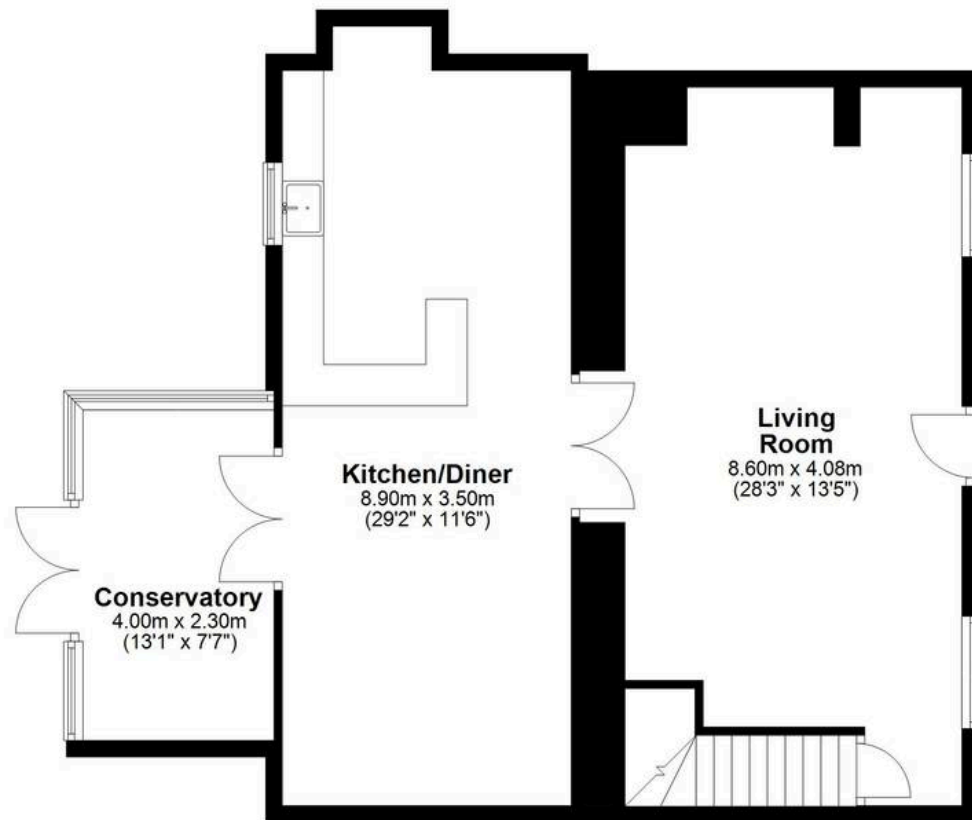
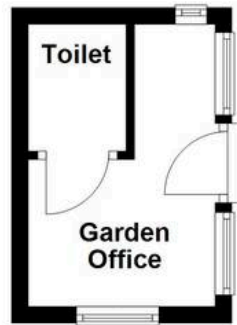
Conservation Area: Yes

Tenure: Freehold

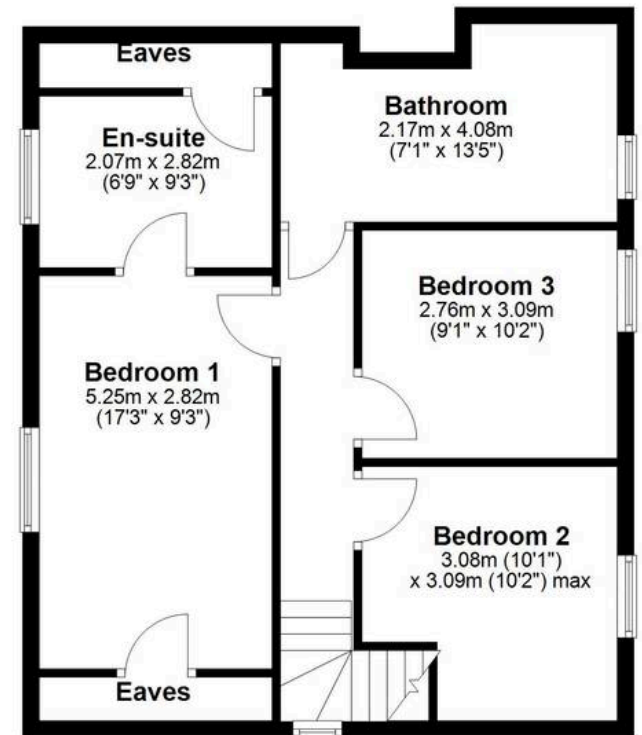




Ground Floor



First Floor





DIRECTIONS

For sat-nav use EX20 2AJ and the What3Words address is [///squeaking.drew.hunches](https://www.what3words.com/#!/squeaking.drew.hunches) but if you want the traditional directions, please read on.

From Crediton, head towards Okehampton going through the villages of Copplestone and Bow on the A3072. Pass De Bathe Cross (bear North Tawton) go over the bridge and take the next right as signed to Torrington/Sampford Courtenhay. After approx. 1 mile, turn sharp right as signed to Winkleigh and then first left. Follow the road to Cadditon Cross and turn right, signed to Bondleigh. Once you enter the village, go through the first cross roads. Continue down the country lane, bearing left over the stone bridge and the property will be found up the hill on the left hand side.





Helmores

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.