



West View Barn, Black Torrington, Devon





An **energy efficient**, recently built family house set in about 11 acres with views across peaceful, unspoilt countryside.

Summary of accommodation

Hall | Sitting room | Study | Open plan kitchen/family room | Utility/boot room

Landing | Principal bedroom with walk-through wardrobe and en suite shower room | Double bedroom with en suite shower room

Two further double bedrooms | Family bathroom

Parking | Garden store | Garden | Paddock | Woodland | Stream

In all about 11 acres (4.45 hectares)

Distances

Black Torrington 0.75 mile, Shebbear College 4.5 miles, Hatherleigh/A386 5 miles, Holsworthy 8.5 miles, Okehampton/Dartmoor 12 miles

Okehampton train station 12.5 miles, A30 (Oakhampton Bypass) 14 miles, Exeter city centre 36 miles, Exeter Airport 43 miles

(All distances and times are approximate)



Knight Frank Exeter
19 Southernhay East
Exeter
EX1 1QD
knightfrank.co.uk

Florence Biss
01392 423111
florence.biss@knightfrank.com





Location

West View Barn is situated in lush, unspoilt countryside about three quarters of a mile from the small village of Black Torrington. Named after the dark waters of the River Torridge, the village has a population of about 530 and is a thriving community with a pretty parish church, CofE primary school, village hall and an award winning popular pub (The Black River Inn TripAdvisor 4.5). The property lies between the small market towns of Hatherleigh and Holsworthy, which are both only a 10 to 15 minute drive away offering a good selection of shops and local businesses capable of meeting most day to day needs. This includes a Waitrose in Holsworthy and a farmer's market in Hatherleigh. The A3072, A386 and A30 are all within easy reach and Okehampton on the northern edge of Dartmoor has a train station on the Dartmoor Line connecting to Exeter St, David's. The area offers a wide choice of schools from both the state and independent sectors including the local Shebbear College, with a school bus pick-up/drop-off point outside the gate.



The property

West View Barn's setting is truly enviable. Set amidst rolling countryside, the house sits off a country lane with no immediate neighbours. It is largely shielded behind the roadside hedgerow and a thick strip of mixed native, broadleaf woodland that is transformed in early May when the woodland floor is covered by a thick carpet of bluebells. West View Barn replaced a tumble-down barn used for housing machinery and over-wintering cattle and looks out across a gorgeous patchwork of small fields enclosed by traditional field hedging and providing grazing for livestock.

Following a planning decision in April 2023, the property was completed over the following year to a design that achieves superb levels of thermal insulation and energy efficiency. This includes triple glazing that takes in the full extent of the view whilst allowing natural light to fill the interior. As its name implies the house has fantastic views, which extend around on three sides taking in the sitting room and the large, L-shaped combined kitchen and family room. The latter has a stone-tiled floor and a corner wood-burning stove and is fitted with contemporary units including a large central island, composite quartz work surfaces and a range of built-in electrical appliances including a double combi oven with warming drawer.



On its western side the separate seating and dining areas of the family room have bi-fold doors that can be folded back to open the house to the garden in fine weather, thereby creating a superb, enlargeable entertaining space. The feeling of light and space continues upstairs where there are four good-sized double bedrooms off the house's central landing. The principal bedroom is directly above the family room and enjoys extraordinary views through floor to ceiling picture windows and from its Juliet balcony. In addition, the room has a walk-through wardrobe leading to the en suite shower room. The guest bedroom also has an en suite shower room, whilst the two remaining bedrooms share the family bathroom.

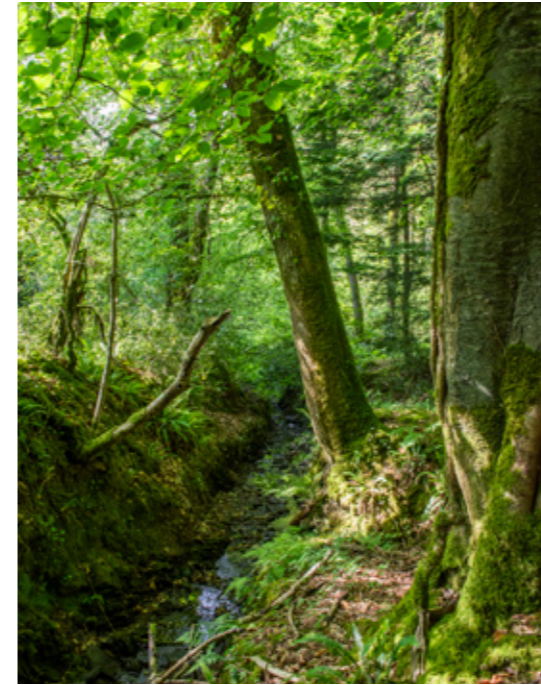


Garden and grounds

The house is positioned about 30 yards back from the passing lane and is approached via a five-bar gate and wide driveway that runs onto a generously sized gravelled parking area that has space for several cars. As the house is newly built, the garden is currently a blank canvas allowing the new owner(s) the opportunity to create the garden of their dreams. Currently the garden incorporates a paved terrace that extends out from the dining area of the family room and onto a level, newly laid lawn on three sides of the house and enclosed by a raised grass bank on three sides. On its fourth sides is a strip of mature broadleaf woodland that contains a mix of native broadleaf trees and a stream. Given that the property encompasses various habitats in an undisturbed rural setting, it attracts a wide selection of local wildlife that includes barn owls, foxes and deer along with otters, which have been spotted down by the stream.

Services

Mains water and electricity. Private drainage (treatment plant). Underfloor heating throughout via ground source heat pump. Heat recovery system. Roof-mounted photovoltaic panels. EV charging points. Ultrafast broadband connection available immediately adjacent to the property.



Directions (Postcode: EX21 5QH)

What3Words: grudges.expressed.valued

From the A30 Okehampton bypass running just south of the town, take the A386 turn-off, signed to Tavistock. After 300 yards at the bottom of the slip road turn right onto the A386. Follow the A386 for two miles to a small roundabout. Take the second exit and continue on the A386 for about seven and a half miles to Hatherleigh. On reaching the roundabout just south of the town, take the first exit onto the A3072 signed to Highampton and Holsworthy. Continue for just under five miles to a small crossroads. Turn right towards Black Torrington. The driveway entrance to the property will be found on the left after about a quarter of a mile.

Property information

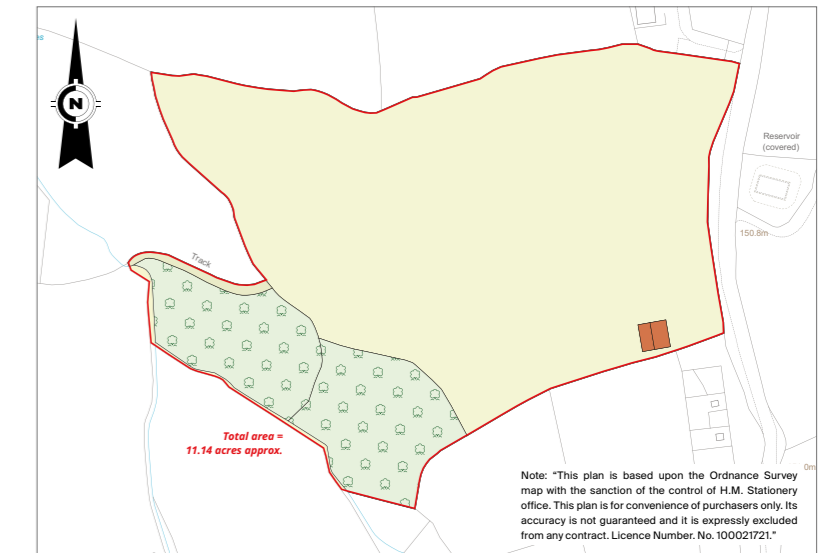
Tenure: Freehold

Local Authority: Torridge District Council (www.torridge.gov.uk).

Council Tax: Band F

EPC Rating: A

Chain free

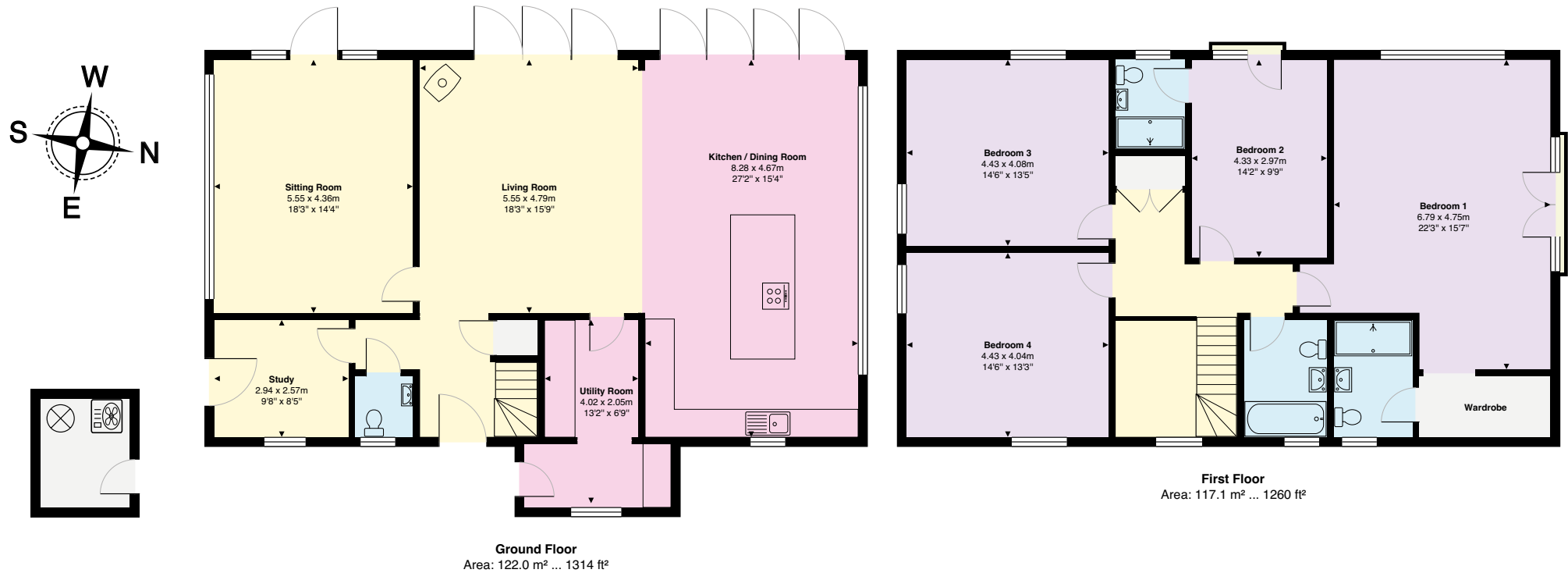


Approximate Gross Internal Floor Area

239.1 sq m / 2574 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated July 2024. Photographs and videos dated July 2024.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by wordperfectprint.com