



Barn View



# Barn View

Northlew, Okehampton, Devon EX20 3NG

Northlew 1 Mile, Okehampton 9 Miles.

A stunning four bedroom contemporary barn conversion with panoramic rural views, set in 1.34 acres.

- Exceptionally Spacious Contemporary Barn Conversion
- Four Bedrooms (Three Shower Rooms)
- Gardens & Paddocks of 1.3 Acres
- No Chain
- EPC Band C
- Large Open Plan Living with Under Floor Heating
- Full Double Glazing and Oil CH
- Delightful Views
- Fibre Broadband Connected.
- Council Tax Band B

Guide Price £675,000

## SITUATION

Barn View occupies a peaceful rural setting approximately a mile from the village of Northlew. Surrounded by open farmland, the property enjoys stunning far reaching rural views. Northlew has a strong rural community with popular village Inn and Primary School with shops a short drive away in both Hatherleigh and Halwil, The nearby town of Okehampton, offers an extensive range of shops, services and facilities. There are three supermarkets (including a Waitrose) a range of nationally and locally owned shops and businesses, together with a cinema and modern leisure centre in the attractive setting of Simmons Park. There is schooling from infant to sixth form level. The Dartmoor National Park offers hundreds of square miles of superb unspoilt scenery. From Okehampton there is direct access to the train station and A30 dual carriageway providing a link to the city of Exeter with its M5 motorway, main line rail and international air connections. The countryside around Okehampton is particularly attractive with many opportunities for riding, walking and outdoor pursuits.

## DESCRIPTION

The property was converted in 2018 from a modern agricultural barn with zinc roof to an exceptionally high standard. The internal accommodation is in excellent order throughout and is exceptionally spacious and light, with generously proportioned rooms and high vaulted ceilings. The main kitchen/dining/living area has full width glazing, opening on to a large timber deck, taking in the stunning countryside views beyond. There is a superbly fitted kitchen and engineered oak flooring to the majority of rooms with under floor oil fired heating which could easily be linked to a ground source system if required, together with double glazing. Outside is a decked patio area, extensive parking and paddock areas which extend to 1.34 acres in total.



## ACCOMMODATION

Door to RECEPTION HALL: A spacious hallway with extensive range of built in cupboards, underfloor heating controls and large hot water cylinder, skylight. Door to CLOAKROOM: Comprising WC, vanity wash basin, window to side aspect. KITCHEN/DINING/LIVING ROOM: A stunningly spacious area with glazing running the full width of the room with sliding patio and French doors to the decking, with fantastic countryside views beyond. KITCHEN AREA: Extensive range of gloss white wall/base cupboards and drawers with solid oak worktops over and inset porcelain sink. Inset four ring induction hob with extractor hood over and electric oven beneath. Range of fitted appliances and central island unit incorporating microwave and fridge and freezer. Large DINING AREA and open through to the superbly spacious LIVING AREA with vaulted ceiling.

INNER HALL with doors to, BEDROOM 1: Part vaulted ceiling with sky light and window to side. Fitted wardrobes and shelving. Door to EN SUITE: A spacious room with twin vanity porcelain basins, large walk in shower with oversized shower head and glass screen, dual aspect windows, WC and heated towel rail. BEDROOM 2: Window to side and sky light, part vaulted ceiling. Door to EN SUITE: Shower cubicle with mixer shower, vanity washbasin with drawers under, window to rear, heated towel rail. BEDROOM 3: Window to side, sky light and wood floor, door to EN SUITE SHOWER ROOM: (Which can also be accessed from bedroom four). Panelled shower cubicle, vanity wash basin, WC, heated towel rail and sky light. BEDROOM 4 with window to side and skylight. Access to en suite.

## OUTSIDE

The property is approached from the road via a long sweeping private driveway leading to an extensive gravelled parking area with space for a number of vehicles and bordered by timber planked fencing and raised flower borders. Immediately to the front of the property is a large timber decked terrace with superb open rural views and access from the living area via patio and French doors. Pedestrian gate to paddock, outside light, tap and power point. Gravelled path to the rear of the property with externally mounted oil central heating boiler. Garden area laid to lawn with fruit trees, oil storage tank and additional hard standing/parking. There are two main areas of paddock, both accessible from the driveway, being stock fenced and ideal for horse, pony or general stock grazing. In the higher paddock, there is a detached TIMBER BUILDING with concrete floor, power and light connected and incorporating STABLE AND TACK ROOM. The gardens enjoy superb open aspect over immediately adjoining farmland and far reaching views towards Exmoor.

## SERVICES

Mains electricity, water and sewerage treatment plant drainage.

Broadband: Ultrafast believed to be available upto 1000mbps (Ofcom), Mobile Coverage:

Limited indoor and likely outdoor (Ofcom)

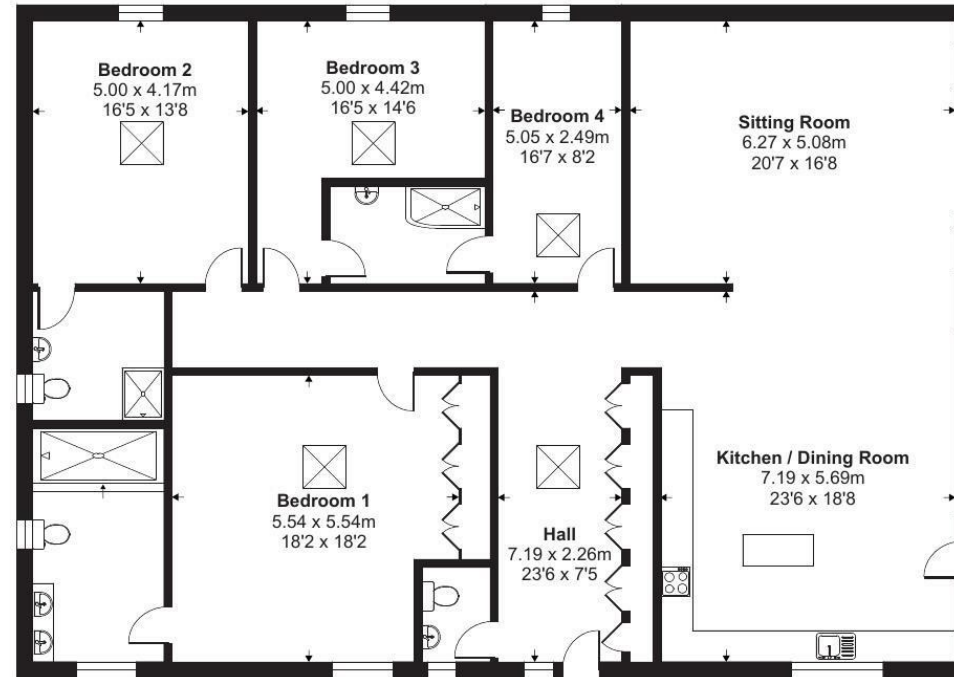
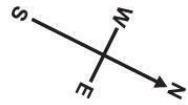
## DIRECTIONS

From Okehampton proceed out of the town in a westerly direction towards Tavistock. After approximately 1 mile turn right signposted to Holsworthy. After a further quarter of a mile turn right signposted Northlew following signs towards the village. Upon reaching the village square keep to the left passing the shop on the left hand side continuing on around the left hand bend before turning right signposted Kimber. Proceed for approximately 1 mile where upon the entrance to Bam View will be found upon the right hand side.



Approximate Area = 2379 sq ft / 221 sq m

For identification only - Not to scale



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nitchecom 2024. Produced for Stags. REF: 1123848

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  | 74                      | 81        |
| (54-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

11 Charter Place, Market Street, Okehampton, Devon, EX20 1HN

okehampton@stags.co.uk

01837 659420



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London