



Little Butstone





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Petrockstowe, Okehampton, Devon EX20 3ET

Okehampton 12 Miles, Hatherleigh 6 Miles, Bideford 12 Miles.

A superb four bedroom barn conversion with delightful 4.4 acre gardens and grounds.

- Superb Roundhouse Sitting Room
- Kitchen/Dining Room
- Four Bedrooms (Two En Suite)
- Shower And Utility Room
- Oil Central Heating and Double Glazing
- Outbuildings
- Delightful 4.4 Acre Gardens
- Freehold
- EPC Band F
- Council Tax Band E

Guide Price £825,000

## SITUATION

The property is situated approximately one mile away from the peaceful village of Petrockstowe. The village itself is surrounded by typically rolling Devonshire countryside and offers a parish church and village hall. The historic market town of Hatherleigh is within a short drive, offering a good range of shops and services, which include a primary school, doctors and veterinary surgeries, public houses and a supermarket. The town of Okehampton has an excellent range of amenities with three supermarkets including a Waitrose, a range of high street shops, leisure centre and cinema, together with schooling from infant to sixth form level. From Okehampton there is direct access via train to Exeter and beyond, or via the A30 dual carriageway providing a link west into Cornwall and East to Exeter with its M5 motorway, main line rail and international air connections. From Petrockstowe there is easy access to the scenic Tarka Trail with its opportunities for walking and cycling and the North Devon towns of Torrington and Bideford are within easy reach. There is also easy access to the north coasts of Devon and Cornwall with some delightful beaches and attractive coastal scenery.

## DESCRIPTION

The property comprises, a deceptively spacious and well presented reverse level former cider barn, believed to have been converted in the early 1990's. The barn combines many attractive character features, with the benefits of modern living and fittings. Benefitting from hard wood double glazing, together with oil fired central heating. The gardens and grounds are superb, and predominantly comprise of extensive lawns/paddocks with areas of mature trees and woodland areas. Further benefits include garaging, stables and a garden room, together with formal gardens and seating areas. All set within 4.4 acres. A viewing of this delightful unique home is highly recommended.





## ACCOMMODATION

Glazed door to RECEPTION HALL: with attractive vaulted ceiling, exposed timbers and glazed panel windows to front, exposed stonework, oak floor, built in cloaks cupboard. Staircase to first floor. INNER LOBBY: Fitted airing cupboard with hot water cylinder and separate linen cupboard. Doors to BEDROOM 2: Glazed door and window to front aspect, exposed ceiling timbers and stonework. WET ROOM: Shower area with mains fed shower, wash basin, WC, window to front, heated towel rail. BEDROOM 1: Glazed door and window to front aspect, part exposed stonework to wall and exposed ceiling timbers. DRESSING ROOM: Fitted hanging rail, drawers and shelving, window to front aspect. SHOWER ROOM: Large walk in shower with mains mixer shower, pedestal wash basin, WC, ladder towel radiator, tiling to 1/2 wall and floor. Window to side aspect. BEDROOM 3: Window to side with vaulted ceiling with exposed timbers, understairs cupboard. UTILITY ROOM: Base cupboards with inset sink and drainer, 'Grant' oil central heating boiler, fitted wall cupboards, space for washing machine, door to outside.

INNER LOBBY: Door to sitting room and open aspect to KITCHEN/DINING ROOM: A lovely room with high vaulted ceiling and exposed timbers. Extensive range of modern wall/base cupboards and drawers with granite work surfaces over, matching splashbacks and inset 1.5 bowl sink and drainer. Space for double width stove with extractor hood over. Fitted larder cupboard and integral dishwasher. Matching island/breakfast bar. Oak floor, French doors to garden and door to Juliette balcony overlooking gardens at the front. Stairs (with storage under) up to BEDROOM 4: Window to side aspect, high vaulted ceiling with exposed timbers. Door to EN SUITE CLOAKROOM: comprising WC, wash hand basin and tiled floor. ROUND HOUSE LIVING ROOM: A superb room with multi aspect windows and French doors to the garden. Views over surrounding gardens. Massive central elm timber and high vaulted ceiling. Large stone fireplace with inset wood burning stove, full height chimney breast and exposed stone wall.

## OUTSIDE

From the road, the property's driveway sweeps down to the barn, being flanked by mature shrub beds and borders. Immediately to the front of the barn is a large tarmac parking/turning area with space for a number of vehicles and outside lighting. An adjoining tarmac forecourt, provides additional parking and a CARPORT: with external lighting. Detached STABLE BLOCK: comprising three looses boxes (one currently used as a workshop), with light power and water connected. Aluminium framed GREENHOUSE 10 x 6 and detached GARAGE with up and over door, power and light connected. To the side of the garage is large patio/entertaining area in which to enjoy the lovely views over the gardens and grounds. Behind are gravelled pathways, serving some raised vegetable beds. From here steps lead up to a timber GARDEN STUDIO: constructed in 2022, a superb multi purpose building, with double glazed dual aspect windows and glazed doors to front, range of fitted base cupboards, light and power connected. Views over the gardens.

The main gardens are delightful and consist of large areas of lawn/paddock with fruit trees. There are two spring fed ponds attracting a variety of wildlife, together with a large fenced chicken run. The woodland areas were planted many years ago and offer a wide variety of deciduous and coniferous trees which including beech, oak, alder and willow. The gardens and grounds are well bordered by hedges and mature trees and enjoy a high degree of privacy and seclusion. Immediately to the rear of the barn is a large paved patio and path area, bordered by areas of terraced garden with flower and shrub beds and borders and a path up to the top of driveway. Outside water tap. From the patio, a path leads to the side of the barn and around to the front parking area, where there is a paved patio. The total plot extends to approximately 4.4 acres.

## SERVICES

Mains electricity and water. Oil fired central heating. Sewage treatment plant drainage (installed September 2022).  
Broadband Coverage: Standard likely available up to 20Mbps (Ofcom). Airband up to (40mbs)  
Mobile Coverage: All major networks likely indoor, likely outdoors (Ofcom).

## DIRECTIONS

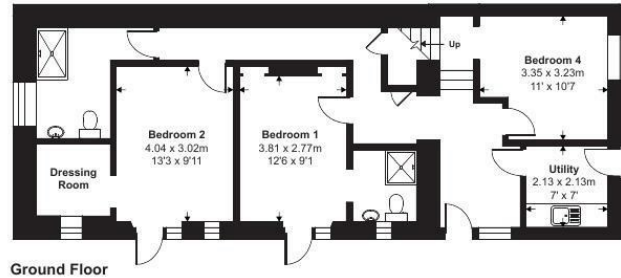
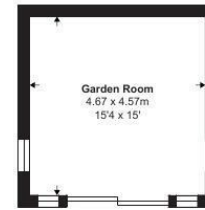
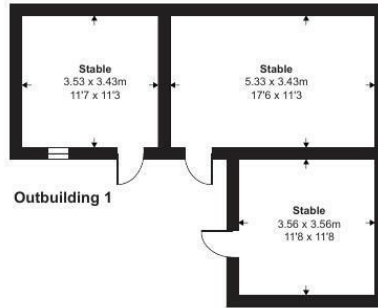
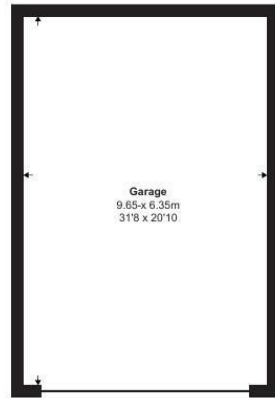
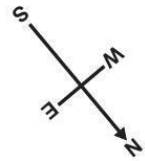
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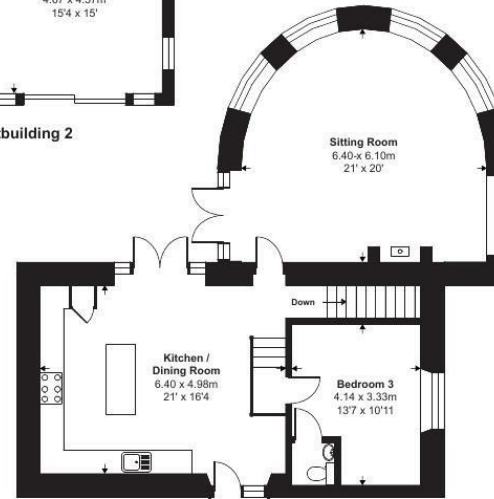


Approximate Area = 1762 sq ft / 163.6 sq m  
 Garage = 659 sq ft / 61.2 sq m  
 Outbuildings = 719 sq ft / 66.7 sq m  
 Total = 3140 sq ft / 291.7 sq m

For identification only - Not to scale



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nitchecom 2024. Produced for Stags. REF: 1151775

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C			
(54-68) D			
(39-54) E		34	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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