



Paize Barn



# Paize Barn

Sampford Courtenay, Devon, Devon EX20 2TJ

Okehampton 6 Miles Exeter 22 Miles.

A most appealing four bedroom detached barn conversion set in 10.18 acres of delightful gardens, paddocks, woodland and lakes with Dartmoor views.

- Kitchen/Breakfast Room
- Four Bedrooms
- Gardens, Pasture, Woodlands and Lakes
- Dartmoor View
- EPC Exempt
- Sitting/Dining Room
- En Suite Bathroom, Cloakroom and Shower Room
- 10.18 Acres
- Freehold
- Council Tax Band F

Guide Price £810,000

## SITUATION

Paize Barn sits at the end of a long driveway, which also serves two other properties. The property enjoys a superb open aspect across immediately surrounding farmland towards the hills of Dartmoor. The property is within easy reach of the nearby village of Sampford Courtenay, with its well known local inn, whilst the village of Exbourne is close at hand with the Red Lion Inn, primary school, garage and village stores. A more comprehensive range of amenities can be found in the nearby town of Okehampton with its excellent range of local and nationally owned shops and businesses, together with three supermarkets (including a Waitrose). Okehampton is situated on the northern fringes of the Dartmoor National Park offering hundreds of square miles of superb unspoilt scenery with many opportunities for riding, walking and outdoor pursuits. In addition, the town offers direct access via train to Exeter and beyond, or by car via the A30 dual carriageway providing a direct link west into Cornwall and east to the cathedral and University City of Exeter with its major shopping centre, main line rail, international air and M5 motorway connections.

## DESCRIPTION

The property comprises of a Grade II Listed thatched barn converted in 1989 into a spacious and particularly well appointed detached residence, benefitting from oil fired central heating and full double glazing. Within the last 10 years various improvement works have been carried out by the present owners, which include a new kitchen, shower room and en suite. Replacement woodburning stove, oil boiler and tank. Further improvements include a modern garage/workshop, the addition of a front porch and re thatching in 2019. Approached via a long driveway, the property stands within its own delightful gardens and grounds of approximately 10.18 acres. There is a large lawn/paddock, vegetable garden and orchard, together with a wild flower meadow, two small lakes and an adjoining area of woodland. The gardens and grounds directly adjoin open farmland and there are unrivalled views across surrounding countryside and woodland towards the nearby hills of Dartmoor.



## ACCOMMODATION

Door to ENTRANCE PORCH; Window to side aspect, door to RECEPTION HALL/STUDY; Stairs to first floor. Understairs storage cupboard. STUDY AREA: With full height window and glazed door to front. Understairs cupboard. Fitted desk and cupboards. CLOAKROOM: WC, pedestal wash basin with tiled splash backing. Radiator. Shaver point and light. Tiled floor. SITTING/DINING ROOM: A spacious and light dual aspect room with full height windows and glazed door to garden. Stone fireplace with slate hearth and fitted woodburning stove. Stained wood flooring. KITCHEN/BREAKFAST ROOM Fitted with an extensive range of modern wall and base cupboards with inset sink and drainer. Integral dishwasher, fridge, freezer and washing machine. Double electric cooker and hob with extractor hood over. Triple aspect windows with fine rural views. 'Worcester' oil fired central heating boiler. Fitted seating with space for table.

FIRST FLOOR LANDING: With windows to front and access to roof space. BEDROOM 1: Double aspect windows with fine rural aspect towards Dartmoor and West over open countryside. Wardrobe cupboard and further modern range of fitted wardrobes. Part exposed ceiling timbers. EN SUITE BATHROOM: Panelled bath with tiled splash backing. Victorian style mixer shower tap. Vanity wash basin with tiled splash backing. WC. Window to front. Part exposed ceiling timbers. Heated towel rail. Tiled floor. BEDROOM 2: Window to West with far reaching rural views. BEDROOM 3: Window to West with fine rural views. Built in double wardrobe with shelf and rail. Part exposed ceiling timbers. BEDROOM 4: Window to East. Built in store cupboard. Part exposed ceiling timbers. SHOWER ROOM: Corner shower cubicle with mains fitted shower. vanity wash basin, shaver point and light. WC. Built in airing cupboard.

## OUTSIDE

The property is approached from the road via a long private driveway, which is owned by Paize Barn and shared with two other neighbouring properties. Between the barn and the neighbouring cottage is a large gravelled parking area with external lighting, power point and outside tap. There is parking for a number of vehicles and separate access from the driveway for the barn if required. Detached timber GARAGE/WORKSHOP with light and power connected and attached covered log stores. To the rear of the house is an area of lawn with established flower beds and gravelled pathway around the property. Adjacent is a large lawn/paddock with superb open aspect towards Dartmoor and below there is an area of orchard. Whilst to the right is a productive vegetable garden with paved pathways and a number of raised and ground beds. Three GREENHOUSES and a GARDEN SHED. Adjacent is a delightful wild flower meadow with mown path leading to two large lakes. The lakes are bordered by woodland and there is a timber SUMMERHOUSE and deck. The woodland is a haven for wildlife with pathways leading throughout the woods creating a great circuit for dog walking or exercising.

## SERVICES

Mains electricity, water and modern water treatment plant drainage (December 2023). Oil fired central heating.

Broadband Coverage: Standard believed to be available upto 13mbps. You may be able to obtain broadband service from these Fixed Wireless Access providers covering your area. EE, Airband (Ofcom).

Mobile Coverage: EE, Vodafone and 02 likely indoor and outdoor (Ofcom).

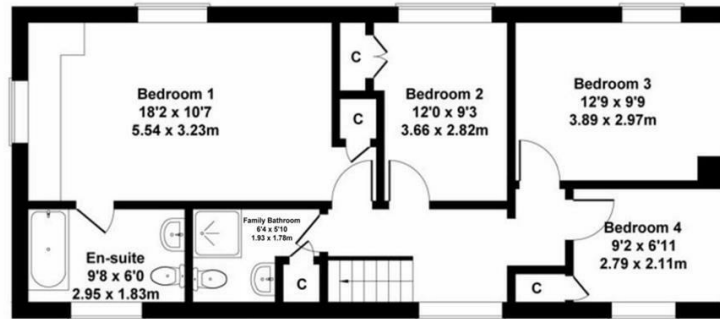
## DIRECTIONS

what3words walking.like.hockey

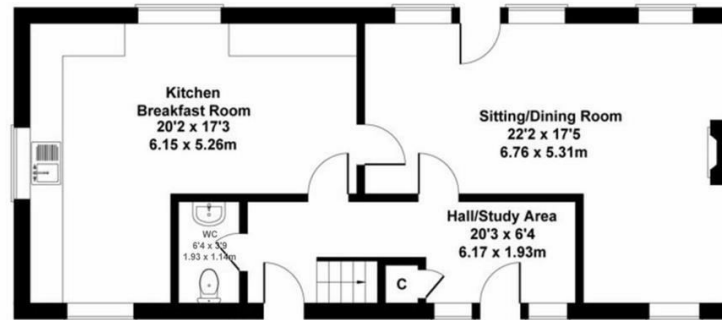
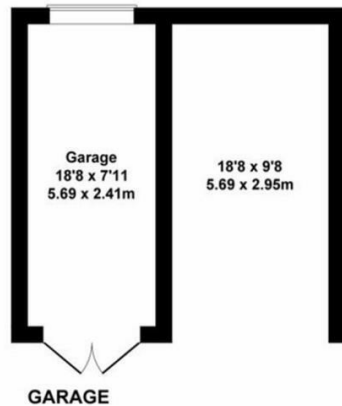
For SAT NAV purposes the postcode is EX20 2JJ.



Approximate Gross Internal Area  
1825 sq ft - 170 sq m



FIRST FLOOR



GROUND FLOOR

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.



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