



Larchfield Barn



Larchfield Barn Nr

West Chilla, Beaworthy, Devon EX21 5XQ

Okehampton 12.5 Miles, Holsworthy 8 Miles.

A superb, newly completed contemporary residence, offering spacious and flexible accommodation. Together with stabling, a menage and gardens and paddocks, extending to approximately 4.75 acres.

- Brand New Contemporary Residence
- Large Flexible Accommodation
- Stables and Menage
- Paddocks and Gardens
- Approx 4.75 Acres
- Excellent Outriding
- Quiet Location
- No Chain
- Freehold

Guide Price £785,000

SITUATION

The property occupies an enviable position, being secluded but not isolated. The nearest facilities can be found in the popular village of Halwill Junction, which include a primary school, village store with post office, hairdressers, village hall and public house. The village enjoys regular bus services, which run between Bude and Exeter, the nearby town of Holsworthy has a good range of shops and services, together with a Waitrose supermarket. Okehampton again, has an excellent range of shops and services, educational, recreational and leisure facilities. From Okehampton there is direct access to the A30 dual carriageway, providing a direct link to the cathedral and university of Exeter, a further 23 miles away, with its M5 motorway, main line rail and international air connections. The north coasts of Devon and Cornwall are within easy driving distance, with their attractive beaches and delightful coastal scenery.

DESCRIPTION

A superb, newly completed detached residence, offering spacious and flexible accommodation throughout. Built of cavity block construction with larch cladding, under insulated metal roof sheeting. The property benefits from aluminium doors and windows, with under floor heating on the ground floor and radiators to the first floor, supplied by an air source heat pump. Furthermore the property will benefit from a 6 year structural Build Warranty. A particular feature of the property, is the light and spacious open plan kitchen/dining/living area with vaulted ceiling overlooking the garden. Whilst the main bedroom offers a walk in dressing room and en suite shower room. Outside are formal gardens and ample parking with an electric charging point. For the equestrian minded, there is a newly laid menage and detached stable block. Adjoining is an enclosed paddock suitable for horses, livestock or recreational use. Directly adjoining the boundary is Cookworthy Forest. An eye-catching conifer forest, that offers acres of off road bridleways, walks and cycling tracks to enjoy. This superb home is offered with no ongoing chain and viewing is highly recommended.



ACCOMMODATION

Double glazed door to spacious ENTRANCE HALL: Two fitted cupboards housing electric meters, heating controls and hot water cylinder. Staircase to first floor with under stairs cupboard, doors to, BEDROOM 1: A large room with two windows to rear aspect. Door to walk in DRESSING ROOM with range of fitted wardrobes and shelving. EN SUITE: Corner shower cubicle with mains fed mixer shower, Wc, vanity wash basin with mirror cupboard over, fitted wall cupboard, opaque window to rear. BEDROOM 2: Dual aspect double glazed windows to rear and side. BEDROOM 3: Window to rear aspect. CLOAKROOM: WC, vanity wash basin, heated towel rail. UTILITY ROOM: Modern range of wall and base cupboards with worktops over and inset sink and mixer tap/hose over. Integral washing machine and condenser tumble drier. window and glazed door to side aspect. Superb open plan KITCHEN/DINING/LIVING ROOM: Kitchen Area: Extensively fitted with a contemporary range of wall and base cupboards with quartz worktops over and matching island unit. 1.5 bowl sink with boiling hot water tap over. integral dishwasher oven and microwave. Together with induction hob, full height fridge and freezer. Dual aspect windows. Living/Dining Area: Twin retractable doors to garden, fitted wall lights, high vaulted ceiling with downlights. Window to side aspect.

FIRST FLOOR LANDING: Attractive timber and glass staircase with matching balustrade overlooking the kitchen/dining/living room. Doors to; BEDROOM 4: Part sloping ceiling, window side aspect. BEDROOM 5: Part sloping ceiling, window to side aspect. BEDROOM 6: Part sloping slide, door to bedroom 5, window overlooking sitting room. Access to eaves storage space. STUDY: (Reduced head height), window overlooking kitchen area, access to eaves storage space. FAMILY BATHROOM. Corner shower cubicle with mains fed mixer shower, panelled bath with mixer shower attachment, Vanity wash basin with mirror cupboard over, WC, fitted cupboard, opaque window to rear.

OUTSIDE

The property is approached from the lane, opening to a newly laid gravelled parking and turning area for numerous vehicles. Adjacent is an EV car charging point. The main aspect of the barn, overlooks a paved patio and lawned area looking up towards the menage and stables. Exterior light and socket. A gravelled path extends around the side of the building, with outside water tap and air source heat pump. Fronting the lane, is a further lawned area of garden. Above the drive is a MENAGE: Recently re laid and enclosed by timber fencing. A turn out or paddock area sits above the menage, leading to the STABLE BLOCK. Of timber construction with concrete apron and canopy. Comprising three stables (currently not divided) with light and power connected. Adjoining TACK ROOM/WORKSHOP and housing the water filtration system for the bore hole. Adjacent to the stables, a five bar gates open to a pasture PADDOCK enclosed by stock proof fencing and suitable for equestrian or livestock.

SERVICES

Mains electricity, water (new private bore hole). New sewerage treatment plant drainage. Air source pump heating.

Broadband Coverage: Standard believed to be available upto 5mbps. You may also be able to obtain broadband services from these Fixed Wireless Access providers covering your area. EE and Airband.

Mobile Coverage: 02 likely indoor and outdoor, Limited Vodafone and EE indoor and likely all providers outdoors.

DIRECTIONS

For SAT NAV purposes the email is EX21 5XQ
what3words ///indulgent.tribes.sensible

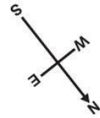


Approximate Area = 3033 sq ft / 281.7 sq m (excludes void)

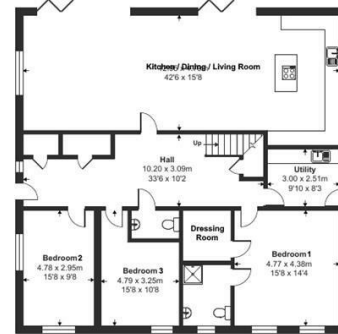
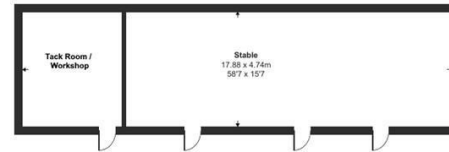
Stable = 919 sq ft / 85.4 sq m

Total = 3952 sq ft / 367.1 sq m

For identification only - Not to scale



Denotes restricted head height



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Stags. REF: 1190390

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) A			
(81-91) B			
(69-80) C			
(54-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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