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Moorestone Barn



# Moorestone Barn, Addiscott, South Tawton, Okehampton, Devon, EX20 2RE



Okehampton 6 Miles, A30 2 Miles, Exeter 18 Miles.

A well presented, deceptively spacious and flexible detached barn conversion, with attractive gardens, parking and garage.

- Kitchen/Breakfast Room And Utility Room
- Two Reception Rooms And Hobbies Room
- Laundry And Cloakroom
- Five Bedrooms
- Bathroom and En Suite
- Parking And Garage
- Gardens Of 0.38 Acres
- Freehold
- EPC Band D
- Council Tax Band E

Guide Price £599,950

## SITUATION

The property occupies a peaceful setting approached via a quiet country lane and situated just within the borders of the Dartmoor National Park. From the house and gardens are attractive views over directly adjoining open farmland and the countryside beyond. The closest village is South Zeal, a thriving rural community which offers two public houses and an excellent primary school. The town of Okehampton is within easy travelling distance offering an excellent range of locally and nationally owned shops, together with three supermarkets, including a Waitrose. There is primary and secondary schooling to sixth form level, together with various sports and leisure facilities including thriving rugby and football clubs as well as tennis, squash and bowls. Whilst within the attractive setting of Simmons Park is the leisure centre/swimming pool. From the property there is also easy access to the A30 dual carriageway providing a direct link with the cathedral and university city of Exeter with its excellent shopping centre, M5 motorway, main line rail and international air connections. The Dartmoor National Park is famed for its hundreds of square miles of superb unspoilt scenery and offers many opportunities for riding, walking and outdoor pursuits. In addition, the north and south coasts of Devon are within easy travelling distance, well known for attractive beaches and delightful rugged coastal scenery.

## DESCRIPTION

Moorestone Barn comprises a deceptively spacious and well presented residence, converted from an original barn in the early 1990's. Offering hardwood double glazing throughout, with the benefit of oil fired central heating, being underfloor at ground floor level. The internal accommodation is particularly versatile, with well proportioned ground floor reception rooms and first floor accommodation which is accessed via two staircases, giving the potential for creation of self contained accommodation if required and subject to any necessary consents. or as a home office or studio. Although currently utilised as one family home. Externally are attractive well maintained gardens, which back onto open fields offering a delightful outlook over the surrounding countryside. The gardens contain lawned and seating areas, ample areas of parking and a detached garage.

## ACCOMMODATION

Oak front door to RECEPTION HALL: staircase to first floor and open aspect to STUDY AREA: with understairs store cupboard housing the oil fired boiler. The LIVING ROOM is particularly well proportioned and light with two windows to front, large granite fireplace with feature wood burning stove. Large exposed cross beam and recessed ceiling lighting. Door to store room. DINING ROOM, with window to front aspect. Large timber upright and cross beam. Two wall lights. KITCHEN/BREAKFAST ROOM: A light dual aspect room. Well fitted with a range of wall and base cupboards with worksurfaces over and inset sink and drainer. Electric 'Everhot' cooking range. Space for fridge and integral dishwasher. Built in shelved pantry. Door to UTILITY ROOM: Wall and base cupboards with work surfaces over and inset sink and drainer. Door to CLOAKROOM: Comprising WC, wash basin and Velux roof light. ENTRANCE PORCH: With door to front. HOBBIES ROOM (accessed internally off the living room) with two timber doors to parking area and being ideal as a hobbies room or a small garage for bikes etc. Electric heater. Also at ground floor level and separate from the rest of the ground floor accommodation is a useful LAUNDRY:

Fitted cupboard with inset sink and drainer, space and plumbing for washing machine, understairs store cupboard, electric heater and a door to driveway. Secondary staircase to the first floor accommodation.

A staircase from the entrance hall gives access to the FIRST FLOOR LANDING: Exposed stonework, high vaulted ceiling and galleried balustrade around stairwell, exposed ceiling timbers and full height glazed screen windows overlooking front gardens and open fields beyond. Adjoining corridor landing with two Velux roof lights. Doors to, FAMILY BATHROOM: Glazed shower cubicle with mains fed shower, panelled bath with mixer shower attachment, vanity wash basin and WC Heated towel rail. Built in airing cupboard with hot water tank with immersion heater. Two Velux roof lights. BEDROOM 1 : Window to front overlooking gardens and countryside beyond. EN SUITE BATHROOM: Panelled bath, vanity wash basin, WC and heated towel rail. BEDROOM 2: Window to front with rural aspect. BEDROOM 3: Velux roof light to rear. BEDROOM 4: With connecting door to studio/office, Velux roof light. Accessed via Bedroom 4 or having self contained access via its own staircase, is the BEDROOM 5/OFFICE: Currently utilised as a guest bedroom, a superb large open plan room with sloping ceilings into eaves with exposed timbering. Two large Velux double glazed roof lights to front with fitted blinds and delightful rural aspect. Two electric heaters, extensive range of fitted desking, cupboards and drawer units, making this an ideal room for those requiring a large office/studio. or a potential annexe, subject to any necessary consents. EN SUITE SHOWER ROOM Corner tiled shower cubicle with Mira mixer shower, wash basin and WC. Built in cupboard with hot water tank and immersion heater, Velux roof light and electric heater. A separate staircase from the studio/office leads to the ground floor laundry room (potential kitchenette).

## OUTSIDE

The property is approached from the quiet lane, via a drive through barn (beneath the large bedroom/office), with electric double gates and adjacent pedestrian access gate leading through to the driveway. The gravelled driveway provides parking/turning area for numerous vehicles. Adjacent detached GARAGE of stone and timber construction beneath with galvanised iron roof and power and light connected. External electric socket and water tap. The gardens lie to the front and side of the property. Immediately to the front are paved pathways and patio with flower and heather borders. Front level lawn with timber and glazed SUMMER HOUSE and octagonal GREENHOUSE The large level side garden is laid to lawn with an orchard area having apple, plum and various other assorted trees, including horse chestnut, ash and sycamore. This area of garden is bordered by hedge and fence and directly adjoins open fields with excellent side ranging rural views. A farm gateway gives access from the road and there is an oil storage tank and small shed containing the water filters for the bore hole.. The gardens and grounds total approximately 0.38 Of an acre.

## SERVICES

Mains electricity. Private bore hole water supply, oil fired central heating and private drainage, Type, health and compliance with General Binding Rules is unknown. Purchasers to satisfy themselves with their own inspection Broadband: Standard up to 7mbs likely to be available (Ofcom) Mobile Coverage: Limited indoors, Likely to be

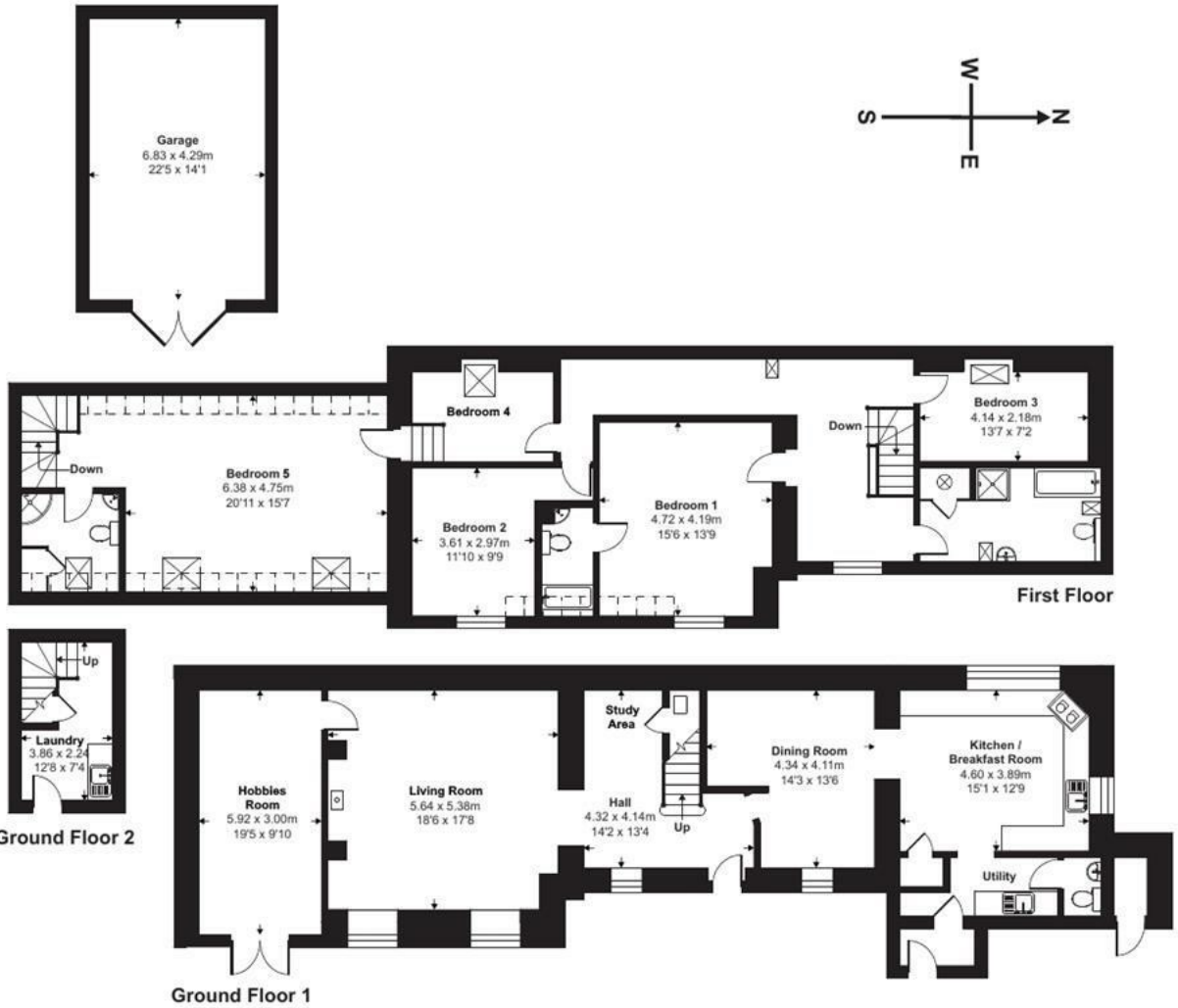
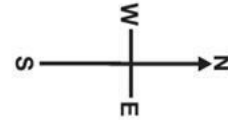






Approximate Area = 2680 sq ft / 249 sq m  
 Limited Use Area(s) = 102 sq ft / 9.5 sq m  
 Garage = 318 sq ft / 29.5 sq m  
 Total = 3100 sq ft / 288 sq m  
 For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Stags. REF: 1194827

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Energy Efficiency Rating		Current	Potential
(92-100) A	(85-91) B	(65-77) C	(45-55) D
(74-84) E	(55-64) F	(35-44) G	(15-24) H
Net energy efficient - higher scoring coats		56	68
England & Wales		EU Directive 2002/91/EC	

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

01837 659420

okehampton@stags.co.uk

stags.co.uk