



Stockwood Barn



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Germansweek, Beaworthy, Devon EX21 5AJ

Okehampton 10 Miles, Halwill 3 Miles, A30 9 Miles.

A stunning 2017 built six bedroom contemporary residence, set in 9.1 acres offering spacious and flexible accommodation and an extensive range of multi purpose outbuildings.

- Six Bedrooms
- Sitting Room
- 9.1 Acres
- Countryside Views
- Council Tax Band TBA
- Kitchen/Dining Room
- 4 Bathrooms
- Range of Outbuildings
- EPC Band B
- Freehold

Guide Price £1,200,000

SITUATION

Stockwood Barn occupies an enviable elevated position overlooking its own land and to the countryside beyond. Set on the edge of the small rural hamlet of Germansweek. The hamlet itself is surrounded by attractive rolling countryside and is within easy reach of the nearby Roadford Lake with its delightful walks, together with sailing club and windsurfing. The nearby town of Okehampton offers an excellent range of shops and services, three supermarkets including a Waitrose, together with a range of locally and nationally owned businesses. The town has schooling from infant to sixth form level, a modern hospital and state of the art leisure centre. The towns of Launceston and Holsworthy are also within easy travelling distance. From the property, there is comparatively easy access to the A30 dual carriageway providing a direct link west into Cornwall or east to the cathedral and university city of Exeter with its mainline rail, international airport and M5 motorway connections. In addition, the north coasts of Devon and Cornwall are within easy driving distance, whilst the Dartmoor National Park is easily accessible at Okehampton with its hundreds of square miles of superb unspoilt scenery.

DESCRIPTION

A stunning 2017 built contemporary residence set in 9.1 acres having superb countryside views. This delightful energy efficient home offers spacious and versatile accommodation with 4-6 bedrooms and 4 bathrooms. There are a range of excellent outbuildings suitable for a variety of uses, formal gardens and large area of pasture which surrounds the house, bordered by the river Wolf. The property benefits from underfloor air source heating throughout, which includes a bespoke metallic epoxy resin floor, engineered oak and tiled flooring to the bathrooms. The windows and doors are aluminium double glazed, with solid wood internal doors throughout. The kitchen and bathrooms have been superbly fitted and a viewing of this spacious and well presented individual home is highly recommended.



ACCOMMODATION

Via front entrance door to ENTRANCE HALL: An impressive entrance with vaulted ceiling and bespoke mahogany and oak tread staircase with stainless steel hand rail to first floor. Fitted cloaks cupboard, window to front elevation. Further oak/mahogany stairs to INNER HALL: with doors to BEDROOM 6: Window to rear with views over fields. BEDROOM 5: Access to loft space with pull down ladder, window to front. BEDROOM 4: Window to front, sliding door to EN SUITE: Walk in shower unit with mains fed mixer shower, heated towel rail, vanity wash basin, WC, tiled floor, opaque window to side. UTILITY ROOM: Fitted worktop with cupboards below and inset sink and drainer. Plumbing and space for washing machine and tumble drier. Tiled floor, recess for fridge/freezer, glazed door and window to rear. Fitted cupboard with underfloor heating controls, solar control box and hot water tank. SHOWER ROOM: Walk in shower unit with mains fed mixer shower. Vanity wash basin, WC, heated towel rail, opaque window to rear. KITCHEN/DINING ROOM: Extensively fitted with range of modern gloss base cupboards and drawers with 'Neolith' worktops over. Integral steam oven, microwave and warming plate. Large induction hob with extractor hood over and integrated dishwasher. Breakfast bar and walk in shelved larder cupboard. Window to front elevation. Space for large dining table with window to rear aspect, opening to SITTING ROOM: a spacious triple aspect room with large retractable sliding door to the patio, offering delightful views down the valley to the countryside beyond.

FIRST FLOOR LANDING: Large window to front overlooking the stairwell, doors to BATHROOM: Panelled bath with mains fed mixer shower and screen door, vanity wash basin, heated towel rail, window to rear. BEDROOM 3: Window to rear aspect with attractive views over the fields. BEDROOM 2: Window to front aspect, fitted cupboards to one wall. PRINCIPAL BEDROOM: Dressing Area: with range of fitted mirror wardrobe cupboards with space for vanity table and window to the rear. Bedroom Area: a generous dual aspect room with picture window to the side offering superb views across the valley. EN SUITE: A well fitted dual aspect room with oversized bath, well positioned to enjoy the lovely view from the rear over the fields to the river below. Large walk in shower, WC, bidet and large vanity wash basin. Heated towel rail.

OUTSIDE

From the lane, the property opens to an extensive gravelled driveway with double gates opening to the parking area, providing ample parking and turning areas. At the head of the drive is a large TRACTOR/MACHINERY SHED with electric roller up and over door and personal door to side. Electric light and power connected. Set above here is a vegetable garden and GREENHOUSE. Adjacent are three water storage tanks which supply via pipework, three external taps set around the gardens and buildings. The main gardens sit to the front of this lovely home and comprise, of a paved pathway leading from the drive to the front door and extend to a paved seating area and pathway to the front of the house. The gardens have been extensively planted with raised beds and borders offering mature plants shrubs and trees. Interspersed with gravelled and paved areas and raised fish pond. Fronting the courtyard, is a paved covered area ideal for a summer barbecue. Whilst adjacent is a CLOAKROOM: with WC and wash basin. From here double doors open to a large GAMES ROOM: with double glazed windows to front and light and power connected. Adjoining is a spacious GYM with light and power connected. The remaining buildings consist of a large GARAGE: with double doors to front, inspection pit and connecting door to the gym. A further GARAGE/STORE with double doors and two adjoining STORAGE BARNS: One with a mezzanine and the far one with an adjoining STORE: Next to the entrance gates is a further WORKSHOP: with fitted work benches and an adjoining GARDEN STORE. To the right of the house with sliding doors from the sitting room, is an attractive paved terrace/patio with glass balustrade surrounds offering delightful views over the surrounding land and countryside. The land is laid to pasture and fully surrounds the house on three sides. with five bar gated access towards the top boundary and below the outbuildings. The land slopes away from the house and borders the River Wolf being suitable for equestrian. livestock or leisure pursuits. In total the land extends to 9.1 acres.

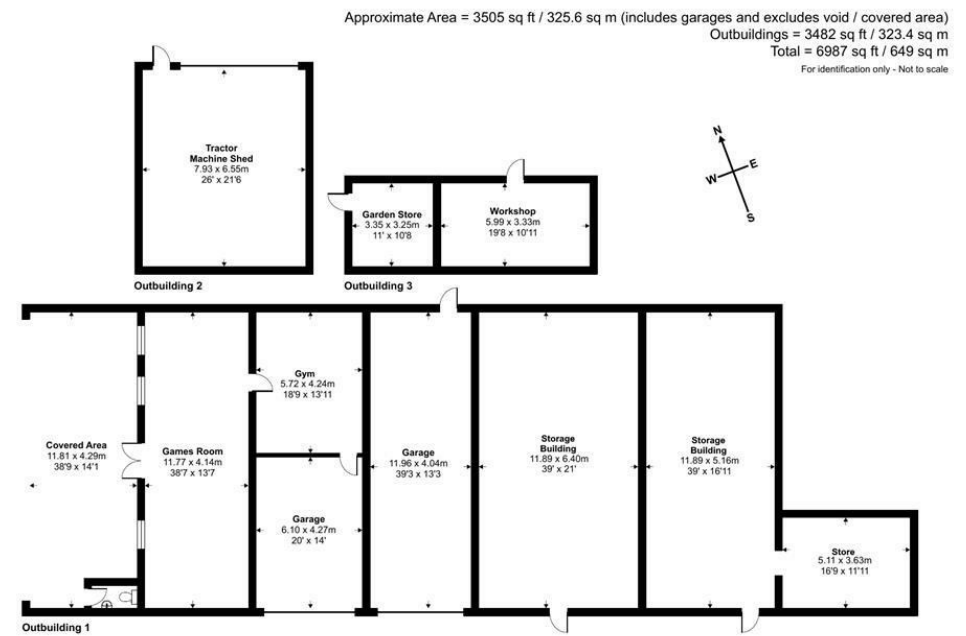
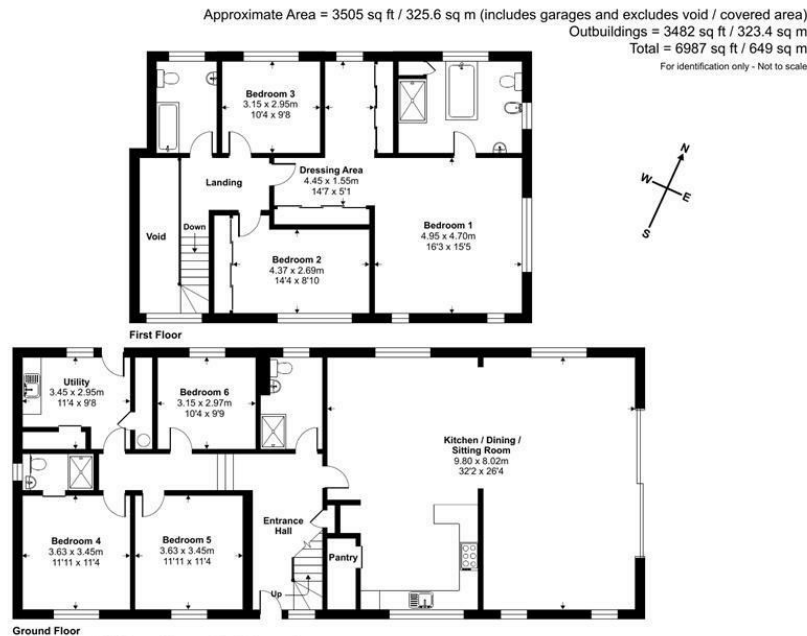
SERVICES

Mains electricity, water and sewerage treatment plant drainage. Air source heat pump providing underfloor heating throughout. 14 Solar panels supplementing hot water/central heating. Broadband Coverage: Ultrafast available upto 1800 Mbps (Ofcom). Mobile Coverage: Limited indoors, all providers likely outdoors. (Ofcom).

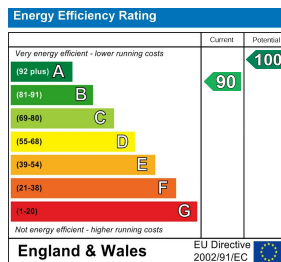
DIRECTIONS

what3words warm.consoles.marbles
For SAT NAV purposes, the postcode is EX21 5AJ





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