



Sheffields Barn



STAGS

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Highampton, Beaworthy, Devon, EX21 5JG

Okehampton 11 Miles, Holsworthy 9 Miles, Bude 18 Miles.

A well presented four bedroom detached residence with attractive gardens, pond and paddock set in 2.12 acres.

- Kitchen And Utility Room
- Sitting Room And Sun Lounge
- Ground Floor Bedroom With En Suite
- Four Bedrooms And Bathroom Suite
- Parking, Workshop and Sheds
- Ponds, Gardens And Paddock
- Approx 2.12 Acres
- Freehold
- Council tax Band E
- EPC Band D

Guide Price £625,000

SITUATION

Sheffields Barn is located on the edge of Highampton. Highampton village offers a public house, primary school and village hall. The nearby market town of Holsworthy is approximately 8 miles distant and offers a Co Op and Waitrose. Post Office, Comprehensive School and Leisure Centre, together with builders merchants. Additional facilities can be found in Hatherleigh or the larger town of Okehampton. From Okehampton there is direct access via the train to Exeter and beyond, together with the A30 dual carriageway to the west into Cornwall and east towards Exeter and the M5. Okehampton also enjoys access to the Dartmoor National Park with its hundreds of square miles of superb unspoilt scenery. From the property there is good access to the coastal town of Bude, the wider north coast of Cornwall and the South West Coast Path.

DESCRIPTION

The property lies on the outskirts of Highampton village, set back from the A386 with its own attractive grounds of approximately 2.12 acres. The grounds combine a variety of interests with a large well stocked pond forming the backdrop to the property at the rear, with lawned gardens surrounding, together with an areas of woodland, conifer trees and small paddock. Further benefits include a workshop and ample parking. The barn itself has been delightfully converted with particular detail to the joinery throughout the property. In particular to the main bedroom and en-suite, which is located on the ground floor with French doors opening to the garden. together with the staircase in the cosy sitting room, the first family bathroom and feature timber panelled sun lounge overlooking the gardens and pond. There is a well fitted kitchen with integral appliances and an adjoining utility room and cloakroom. on the first floor are three additional bedrooms and the family bathroom. A viewing of this lovely home is highly recommended.



ACCOMMODATION

Front entrance door to ENTRANCE PORCH: Tiled floor, door to SITTING ROOM: Stone fireplace with inset wood burning stove, exposed floorboards and timbers. Ash staircase to first floor with fitted bookshelves under and adjacent understairs cupboard. High level window to front aspect. KITCHEN: Attractively fitted with extensive range of wall and base cupboards with granite worksurfaces over and inset ceramic sink and drainer. Integral five ring gas hob with extractor hood over. Integral dishwasher, fridge/freezer, separate freezer oven and grill. Further cupboard housing the LPG gas central heating boiler. Tiled floor, window to front aspect. Door to UTILITY ROOM: Range of fitted worktops with inset sink. Plumbing and space for washing machine and tumble drier. Tiled floor, dual aspect windows and door to rear garden. CLOAKROOM: WC and tiled floor. SUN LOUNGE: A superb light and spacious room, overlooking the gardens to the rear. With timber panelled walls and porcelain tiled floor. Windows and French doors to rear garden and glazed roof. BEDROOM 1: An attractive bedroom suite with fitted chest of drawers, bedside tables and range of wardrobe cupboards. Windows to side aspects, Velux windows and French doors opening to the garden. Fitted shelved cupboard. Door to EN SUITE: Feature wash basin with circular bowl sink, WC, shower cubicle with electric shower, heated towel radiator, window to front aspect.

FIRST FLOOR LANDING: Exposed timber, doors to, BEDROOM 2: Windows to rear overlook the garden. Fitted wardrobes and shelving. BEDROOM 3: Window to front aspect, fitted wardrobes and drawers. BEDROOM 4: Fitted shelving, window to front aspect. BATHROOM: Well fitted with tiled shower cubicle and mains fed shower, pedestal wash basin, WC, Timber panelled bath with mixer tap over, exposed timber floor, window to rear aspect.

OUTSIDE

The property is approached from the road, opening to a large driveway providing parking for numerous vehicles. Bordering the driveway are lawned areas, together with ponds, plants shrubs ad trees. Adjacent to the parking area is the WORKSHOP: With light and power connected. Door to side and windows to front. There is large boarded storage over the workshop and beyond the workshop are two further storage rooms, with side door access. To the right of the house is a TOOL SHED and adjacent is raised vegetable/fruit bed and external tap. A gate opens to the rear garden, which has an extensive gravelled and paved seating area. offering an attractive outlook over the large pond. The pond is well stocked with a variety of fish and has small decked area overlooking. A number of mature trees surround the pond, interspersed with well kept lawned areas. Beyond are further lawned areas with a timber TRACTOR SHED and GARDEN SHED. There is an additional pond and area planted with mature conifers. At the rear of the garden, is a small paddock area, with a former pond and a variety of mature trees.

SERVICES

Mains electricity, metered water. LPG gas central heating. Private Drainage (Type, health and compliance with general binding rules is unknown). Purchasers to satisfy themselves with their own inspection.
Broadband Coverage: Standard upto 22Mbps. You may be able to obtain broadband services from these Fixed Wireless Access (EE and Airband), who are providers covering your area. (information from Ofcom).
Mobile Coverage: All major providers good outdoors. (information from Ofcom).

DIRECTIONS

For SAT NAV purposes the postcode is EX21 5JG.
what3words havens.masters.signified

AGENTS NOTE

The property has lapsed planning permission for the construction of a double garage and log store, which could be re instated subject to the necessary consents.



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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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

okehampton@stags.co.uk
01837 659420

