



Threshing Barn

Threshing Barn, Reddaway Farm, Sticklepath, Okehampton, Devon, EX20 1SG



Okehampton 3.5 Miles Exeter 24 Miles

An exceptional four-bedroom Grade II Listed barn conversion, blending contemporary high-end finishes with original character in a desirable location near the Moors.

- Sitting Room
- Kitchen/Dining Room
- Four bedrooms
- Garden and Parking
- Grade II Listed Barn Conversion
- EPC Band: TBC
- Council Tax: TBC
- Freehold
- No Forward Chain

Guide Price £720,000

SITUATION

The Threshing Barn occupies a semi rural setting, yet within easy reach of Okehampton and the A30. The property is approached via a long private lane serving the neighbouring barns, former farmhouse and land and buildings. The town of Okehampton is within easy reach with an excellent range of shops and services, schooling from infant to comprehensive level, cinema and leisure centre. The Dartmoor National Park is easily accessible with hundreds of square miles of superb unspoilt scenery. The railway line to Exeter and beyond can be accessed in Okehampton, whilst the A30 dual carriageway provides a direct link West into Cornwall and East to the Cathedral and University City of Exeter with its M5 motorway, main line rail and international air connections. The property lies within unspoilt open countryside with many opportunities for riding, walking and outdoor pursuits.

DESCRIPTION

The Threshing Barn is one of a cluster of buildings in a lovely rural setting, including converted barns and farmhouse, at the end of a long farm lane. The barn has been recently converted with a stylish contemporary interior contrasting with its traditional granite exterior. The accommodation is light and airy with its large open plan kitchen/dining room with a fitted kitchen and three ground floor bedrooms while the first floor offers a large sitting room and fourth bedroom both with exposed roof timbers. Outside there is private parking and a good sized garden with delightful outlooks over the surrounding farmland.

ACCOMMODATION

Ground Floor

Large timber double-glazed door leading to the entrance hall, with stairs to the mid-level and first floor. A large window to the front aspect fills the space with light. Doors lead to: BEDROOM 2: Window and door to the side, built-in storage, and an en-suite comprising a wall-mounted basin, wall-mounted WC, and a corner shower cubicle with a rainfall head and matching brass fittings. BATHROOM: Equipped with a wall-mounted sink, wall-mounted toilet, and a bathtub with an overhead shower and matching brass fittings. Continuing down the main hallway, a window overlooks the rear garden with further access to: BOILER ROOM: Housing the electrical consumer unit and water cylinder (connected to a Mitsubishi air-source heat pump). BEDROOM 3: With a double-glazed timber door to the front. BEDROOM 4: Steps lead down into this spacious room, which offers windows to the front and rear along with a double-glazed timber door to the front exterior.

Mid-Level

KITCHEN / DINING ROOM: An expansive open-plan space with a range of timber base and wall-mounted cabinets. Includes space for a double-width fridge/freezer, an integrated dishwasher, and a Fratelli Bertazzoni oven with an induction hob and downdraft extractor. The space is finished with an inset brass sink, Corian worktops, and exposed timber beams. Bifold doors open to the side, while additional windows and a door overlook the rear garden.

First Floor

SITTING ROOM: A large, airy vaulted space with windows to the front and side aspects, exposed timber beams, and a storage cupboard housing the ventilation system and internet ports, door to: BEDROOM 1: With windows to the front and side and exposed beams. Includes a storage cupboard and an EN-SUITE with a wall-mounted WC, wall-mounted basin, and a shower cubicle with a rainfall head. A unique internal window overlooks the kitchen/dining area, all finished with matching brass fittings.

OUTSIDE

The property is accessed through an impressive open porch that seamlessly blends original barn features with a modern aesthetic. Directly to the front, a gravelled track leads to a designated parking area for multiple vehicles, secured by a five-bar gate.

To the rear, the garden is predominantly laid to lawn, complemented by a patio area extending along the back of the barn. This space also houses the air-source heat pump and external power points. The garden boundaries are well-defined by mature hedges and low-level fencing. The barn also benefits from a bay in the nearby carport, which is connected to power.

SERVICES

Mains water, electricity and Private drainage. Air source heat pump. Mechanical ventilation heat recovery system. Broadband Coverage: Standard available up to 4 Mbps (Information supplied by Ofcom) (alternative internet providers available) Mobile Coverage: Vodafone, EE, O2 and 3 Good outdoor and in home (Information supplied by Ofcom).

DIRECTIONS

For SAT NAV purpose the postcode is EX20 1SG what3words: ///aimed.flagpole.baths

AGENT'S NOTE

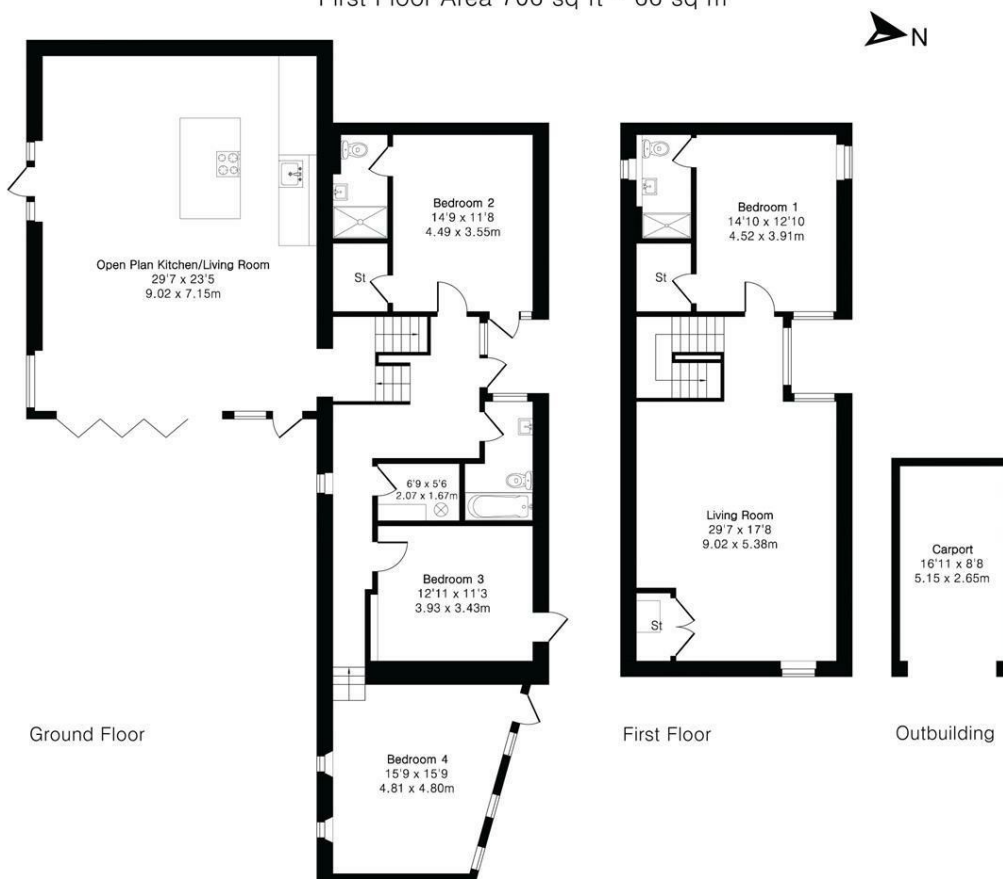
A historic seldom used footpath, does currently run down the main entrance lane in front of the barn and then follows the far hedge line. Although this is now closed off and ends due to the A30.



Approximate Gross Internal Area 2371 sq ft - 221 sq m

Ground Floor Area 1665 sq ft – 155 sq m

First Floor Area 706 sq ft – 66 sq m



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			
(92-100) 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	

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