



Fieldstone Barn

Fieldstone Barn, Bondleigh, North Tawton, EX20 2AL



SITUATION

The property is situated on the edge of the small rural village of Bondleigh. The barn conversions are nicely nestled in a private, yet accessible position, set below a superb equestrian centre. The properties have been deliberately designed to focus on the front aspect with uninterrupted views over the surrounding countryside. The nearest facilities can be found in the town of North Tawton, with a good range of shops and local amenities including primary school and health centre. The village of Winkleigh also has a good range of local services and facilities, whilst the town of Okehampton on the fringes of the Dartmoor National Park, has an excellent range of shops, which include a Waitrose, together with extensive educational, recreational and leisure facilities. 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. The A30 dual carriageway provides a direct link with the Cathedral City of Exeter, with its M5 motorway, mail line rail and international air connections. In addition, the north and south coasts of Devon are within easy travelling distance, with some delightful beaches and attractive coastal scenery.

DESCRIPTION

A well presented modern barn conversion completed in 2021, finished to a high standard throughout and benefitting from the remainder of a 10 year build zone warranty. The barn is cedar wood clad and has underfloor electric heating, along with graphite grey double glazed windows. The open plan kitchen/living/dining room has a feature vaulted ceiling and large picture window providing an abundance of natural light and offering an attractive aspect over the garden, land beyond and surrounding countryside. The kitchen is well fitted with granite worksurfaces and there is space for a dining table. A rear hall gives access to two ground floor bedrooms and a family bathroom. The first floor boasts a large double bedroom with en suite shower room, together with a glazed balcony overlooking the living accommodation. The property is offered with no forward chain and also benefits from parking for 2 cars and an attached enclosed garden.

ACCOMMODATION

Via double glazed entrance door to open plan KITCHEN/LIVING/DINING AREA large window to front aspect with views, vaulted ceiling, space for dining table with glazed door to garden. Kitchen Area: well fitted with range of modern base cupboards and drawers with granite worksurfaces over and double bowl sink unit, space for fridge/freezer and range style cooker. Integrated

dishwasher. Plumbing and space for washing machine. door to REAR HALL: staircase to first floor, under stairs storage cupboard with electric boiler and heating controls, doors to, BEDROOM 2: inset downlights, door to rear with fitted shutters. BEDROOM 3: inset downlights, window to rear aspect with fitted shutters. BATHROOM: Freestanding bath, pedestal wash basin, Wc, inset downlights. Window to side aspect.

FIRST FLOOR LANDING: door to BEDROOM 1: windows to side and rear aspect with fitted shutters, inset downlights, radiator. double doors to BALCONY: a perfect spot for a desk or chair with glazed balustrade overlooking the living accommodation. EN SUITE: Large shower cubicle with mixer shower, vanity wash basin, Wc, heated towel rail, opaque window to rear.

OUTSIDE

Immediately to the front of the property is a large paved seating area with attractive views over the surrounding countryside, adjacent are gravelled areas and to the side is a level lawned enclosed garden. Pedestrian gates open to the front and rear where there is an electric car charging point and two allocated parking spaces and additional visitor parking. Within the garden is an OUTHOUSE: which supplies the water filters for the five dwellings.

SERVICES

Mains electricity, private water supply and shared sewerage treatment plant drainage (between 5 properties). Currently £60 per month.

DIRECTIONS

From Okehampton take the B3215 towards Crediton and after about 3 miles turn left signposted "Sampford Courtenay". After 1 mile you come to a mini roundabout where you turn right. Take the next left towards North Tawton and then first left again signed "Winkleigh". After about 4 miles turn right signposted Bondleigh. Proceed along this road over a small bridge and into and out of the village. After a short distance you will see a turning on your right into Higher Lowton Farm. The properties will be found a short distance along a private road.

AGENTS NOTE

The property does sit on the edge of an equestrian centre, which offers livery, arena and gallop hire. Should this be of interest, the website is www.rathkennystud.co.uk.

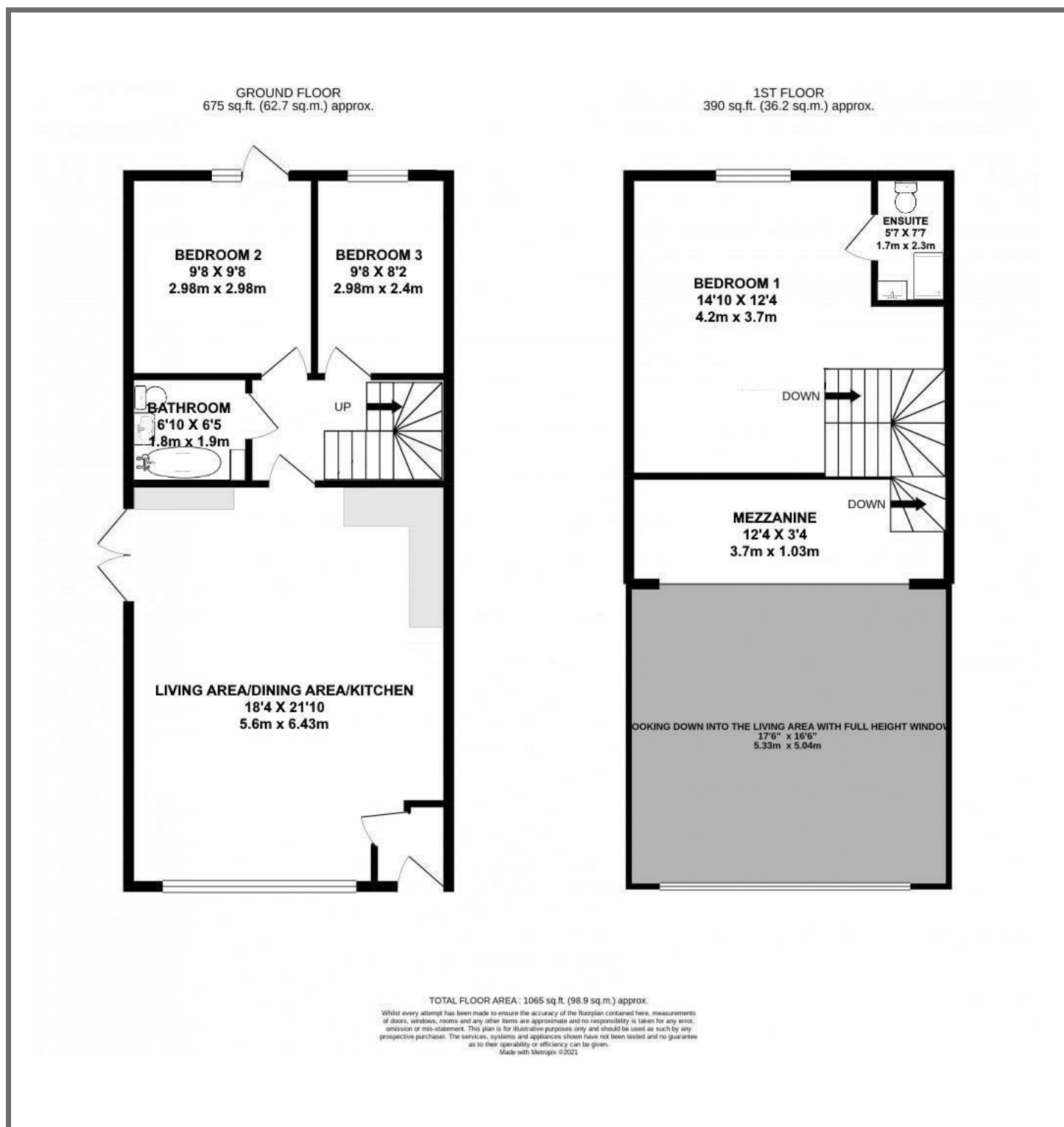
North Tawton 2 Miles, Okehampton 10 Miles, Exeter 20 Miles

A superb open plan and contemporary three bedroom barn conversion with garden and off road parking.

- Living/Kitchen/Dining Room
- 3 Bedrooms
- Bathroom And En Suite
- Garden
- Off Road Parking
- Gardens
- Electric Underfloor Heating
- Council Tax Band B
- EPC Band D
- Freehold

Guide Price £399,000





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		
Very energy efficient - lower running costs	Current	Potential
(92-100) A		100
(81-91) B		
(69-80) C		
(55-68) D	68	
(49-54) E		
(39-48) F		
(21-38) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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