



Paize Barn, Sampford Courtenay, EX20 2TJ

Guide Price £700,000

Paize Barn

Sampford Courtenay, Okehampton

- Grade II listed detached thatched barn conversion
- Rural setting near Sampford Courtenay with Dartmoor views
- Four bedrooms including principal with en-suite
- Large kitchen/breakfast room and generous living/dining space
- Character features including beams and inglenook fireplace
- Well presented with modern kitchen, bathrooms and updates
- Approx. 10 acres of gardens, pasture, woodland and lakes
- Productive gardens with orchard, greenhouses and vegetable beds
- Detached garage/workshop and ample parking
- Gorgeous setting with long driveway yet accessible to Okehampton

This is one of those properties that really captures the idea of Devon country living. A thatched barn, set down a long driveway, surrounded by its own land, with views stretching out towards Dartmoor.

Paize Barn sits just outside Sampford Courtenay in a peaceful rural position, yet remains accessible, with Okehampton around five miles away and good road links via the A30. It's a setting that feels properly tucked away without being impractical.





The barn itself was converted in 1989 and has been carefully improved over time, striking a nice balance between character and comfort. Externally, it's everything you'd hope for, thatch, stone and traditional detailing, while inside it offers light, well proportioned spaces suited to modern living.

The ground floor is arranged around two main areas. At one end, the kitchen/breakfast room is a real hub of the home, generous in size with plenty of workspace, integrated appliances and space to gather. At the other, the sitting and dining room offers a more relaxed feel, with exposed beams, timber flooring and a stone inglenook fireplace with wood burner, creating a natural focal point. Large windows and doors connect the space to the garden and views beyond. There's also a useful hall/study area and cloakroom.

Upstairs, there are four bedrooms. The principal room is particularly well proportioned, with built-in storage, en-suite and views across the surrounding countryside towards Dartmoor. The remaining bedrooms offer flexibility for family, guests or home working, all served by a modern shower room.

The property is well equipped for comfortable living, with oil fired central heating, double glazing and a modern private drainage system installed in recent years. The property has an EPC rating of D.



Outside is where this property really stands apart. The grounds extend to approximately 10 acres and offer a huge variety of uses. Closer to the house are established gardens and lawns, along with a productive area including vegetable beds, fruit cage and multiple greenhouses. There's also an orchard and a wildflower meadow.

Beyond this, the land opens out into pasture and an extensive area of woodland, with pathways running through creating a natural circuit. Two lakes sit within the grounds, stocked and with a central walkway and a summerhouse on the bank, making them both a feature and a real asset for those who enjoy the outdoors.

There is ample parking along with a detached garage/workshop and additional covered storage area

Overall, this is a property that offers far more than just a house. It's a lifestyle, with space to grow, explore and enjoy, all wrapped up in a characterful and well maintained home.

Note: There is a neighbouring property that uses the driveway – see photos.

Please see the floorplan for room sizes.

Current Council Tax: Band F – West Devon

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Standard or Starlink suitable

Drainage: Modern private treatment plant

Heating: Oil and wood-burner

Construction: Cob/Stone

Listed: Yes Grade II

Conservation Area: No

Tenure: Freehold

Buyers' Compliance Fee Notice: Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.



Agents' Notes:

Boundaries, Access & Parking:

Boundary positions, access rights and parking arrangements have been provided by the seller, and any land plans shown are for identification purposes only. We have not seen the title deeds or other legal documents, and buyers should confirm exact details and ownership responsibilities with their conveyancer. The driveway serving the property is owned by Paize Barn, with a neighbouring property having a right of access over it. Between the properties is an open courtyard, with each property having its own defined parking areas. Further details are available on request.

Broadband & Mobile Coverage:

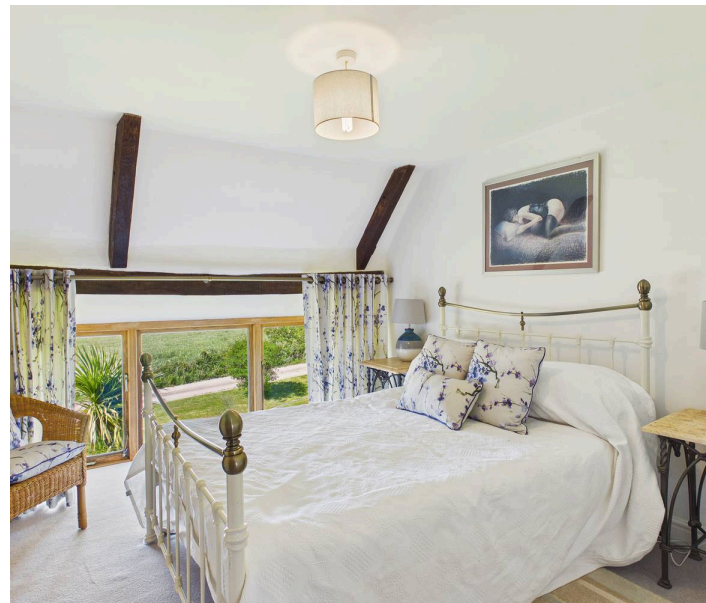
Broadband speeds and mobile signal vary by provider and location, and service availability can change over time. Buyers can check current availability and predicted speeds at www.ofcom.org.uk or via the Ofcom coverage checker.

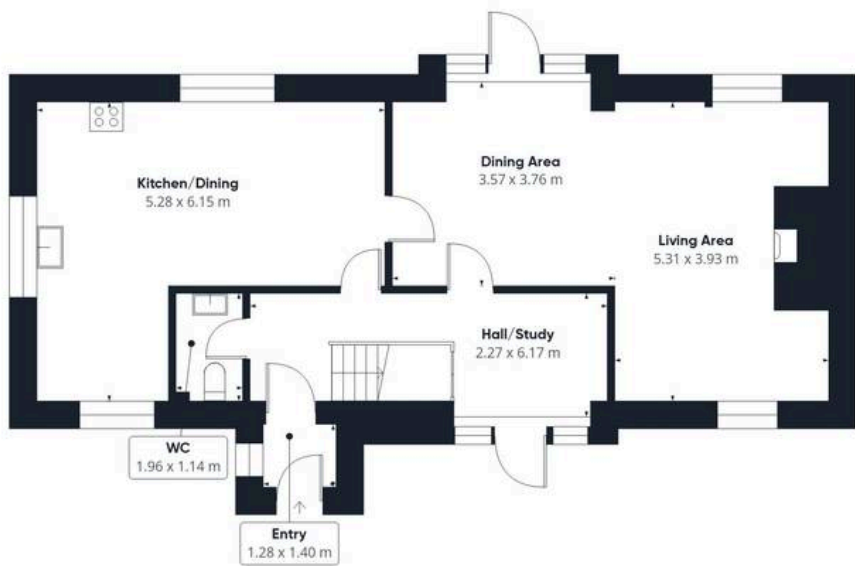
Photo Enhancement/Virtual Staging:

Some images in this brochure may have been digitally enhanced or virtually staged, for example by adding lighting effects, blue skies, twilight ambience, furniture or décor, to help illustrate how the property could look. These images are only illustrative and do not show the current fixtures, fittings or condition. Always rely on your viewing for an accurate understanding of the property.

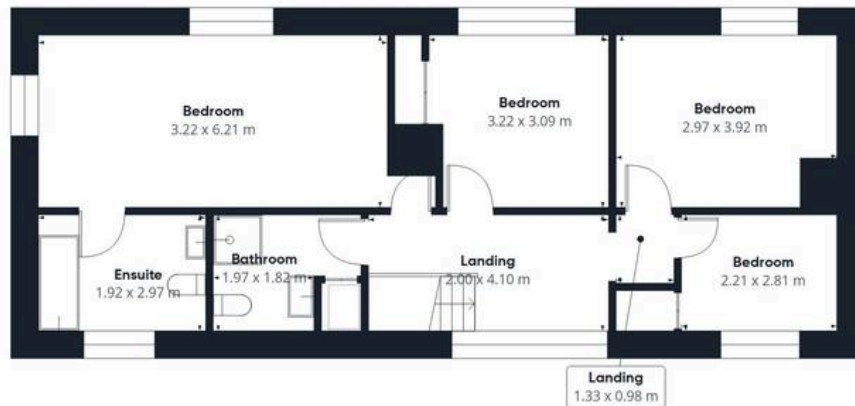
Private Drainage:

We're informed by the seller that the property has a private drainage system, which they advise is compliant and in working order. Buyers should satisfy themselves regarding its type, condition and regulatory compliance with their conveyancer.

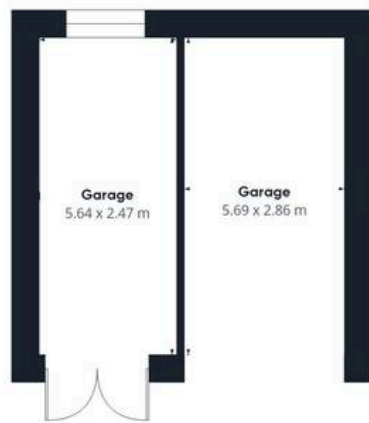




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
176.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**Heating Type (Non-Mains):**

We're informed by the seller that the property is heated via oil and wood-burners. Buyers should confirm servicing arrangements and running costs.

Rights of Way:

We're informed by the seller that the property driveway is subject to a right of way for the neighbours. Buyers are advised to confirm details and legal status with their conveyancer.

Thatch / Cob Construction:

We're informed by the seller that the property includes cob walls and a thatched roof. Such construction may have specific maintenance and insurance requirements, and buyers should make their own enquiries before purchase.

Chain Status / Vacant Property:

We're informed by the seller that the property is intended to be sold with vacant possession. This information was correct at the time of listing but may change prior to sale.

DIRECTIONS : For Sat Nav use EX20 2TJ or the what3words is ///brownish.prepare.sweeten

Coming from the A3072 (Bow to Okehampton) stay on the A3072 signed to Sampford Courtenay and continue into the village. Go over the mini roundabout and up the hill out of the village. Pass the phone box at Sampford Chapple and after approx. 0.4 miles, take the left turn into the unmarked concrete driveway. Continue to the end, through the electric gate and around into the parking area. Paize Barn will be on your left.





Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

property@helmores.com

helmores.com/

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.