STAGS



Rowans

Rowans, Jacobstowe, Okehampton, EX20 3RQ







Okehampton 5 Miles, Hatherleigh 4.5 Miles. Exeter 30 Miles.

A well appointed four bedroom barn conversion with double garage set in approximately 1/3 of an acre.

- Kitchen/Breakfast Room and Utility Room
- Dining Room and Study
- Sitting Room and Conservatory
- Four Bedrooms (Two En Suite)
- Shower Room and Cloakroom
- Double Garage, Carport and Office/Studio
- Large Gardens (Approximately 1/3 Of An Acre)
- Freehold
- Council Tax Band D
- EPC Band D

Guide Price £565,000

SITUATION

Jacobstowe is a small rural community situated just to the north of Okehampton. The village is surrounded by rolling countryside in a region well known for its riding, walking and outdoor pursuits. Not only is the Dartmoor National Park within a short drive but the Tarka Trail, with its walking and cycling, runs close to the village. There is easy access to Okehampton, which can be reached either by main roads or by an attractive drive through the adjoining Abbeyford Woods. Okehampton offers an excellent range of shops, services and facilities and three supermarkets including a Waitrose. There is schooling from infant to comprehensive level together with a cinema, doctors surgery and leisure centre. From Okehampton there is direct access via train to Exeter and beyond, or via vehicle to the A30 dual carriageway providing a direct link west into Cornwall or east to the cathedral and University City of Exeter, with its M5 motorway, mainline rail and international air connections.

DESCRIPTION

A most appealing and spacious four bedroom barn conversion, occupying a delightful semi-rural setting on the edge of this sought-after Devon village. The property offers exceptionally well-proportioned accommodation, benefiting from generous ground floor reception space, four first-floor bedrooms (two en-suite),. A particular feature are the extensive, mature gardens extending to approximately 1/3 of an acre, taking full advantage of fine, far-reaching views across the surrounding countryside. Further attributes include a gravelled driveway, a substantial detached double garage, and a detached studio/office.

ACCOMMODATION

Door to ENTRANCE PORCH: Window to front, tiled floor. Part glazed door to ENTRANCE HALL: L-Shaped with turned staircase to first floor, understairs store cupboard, exposed ceiling beams. CLOAKROOM: Obscure window to front, half tiled walls. Pedestal wash basin, WC, Tiled floor. SITTING ROOM A spacious dual aspect room with window to rear and sliding patio doors to conservatory. Fireplace recess with inset multifuel stove, timber lintel above and slate hearth. Exposed ceiling and wall timbers. CONSERVATORY: Tiled floor, double glazed window surrounds and French doors to garden. STUDY: Window to rear aspect. Fitted bookcase, exposed ceiling timbers, built in fuse cupboard. DINING ROOM Two windows to rear aspect. Two arched display niches with tiled sills. Exposed ceiling timbers. Fitted bookshelves. KITCHEN/BREAKFAST ROOM: Range of timber wall and base cupboards with inset sink and drainer. Space and plumbing for dishwasher. Inset four ring hob with 'Stoves' stainless steel extractor hood above. Fitted Bosch electric double oven. Space for fridge/freezer. Windows to side aspect. Exposed ceiling timbers. BREAKFAST AREA: Breakfast bar with cupboards and drawers beneath, double wall cupboard. Space for table. UTILITY ROOM: Fitted worktop with inset sink and drainer, plumbing and space for washing machine under. Double wall cupboard. Grant oil fired central heating boiler. Window to side aspect Tiled floor. BOOT ROOM: Worktop with cupboard and storage under. Fitted wall cupboard. Window to front aspect. Part glazed door to outside. Tiled floor.

FIRST FLOOR LANDING: Walk in airing cupboard having hot water tank with linen shelving and access to loft space. BEDROOM 1: A double aspect room with window to front and further window to side offering countryside views. Further high level timber mullion window. Walk in wardrobe with hanging rail, storage and light EN SUITE BATHROOM: White suite comprising panelled bath with Triton mixer shower attachment and screen door. Vanity wash basin. Adjoining worktop with cupboards and drawers under. WC. Velux double glazed roof light. Chrome heated towel rack. Electric convector heater. Tiled floor. BEDROOM 2: Window to front with views over gardens and beyond EN SUITE: Shower cubicle with electric shower unit. Pedestal wash basin, WC. Wall mounted electric heater. Tiled floor. Obscure window to front. BEDROOM 3: Two Velux double glazed roof lights to rear with fitted blinds. Built in cupboard and small wardrobe. BEDROOM 4: Two Velux double glazed roof lights to rear with fitted blinds. Two further windows to rear. Built in double wardrobe. SHOWER ROOM: Tiled shower cubicle with power shower. Pedestal wash basin. WC. Wall mounted electric heater. Obscured glazed window to front. Tiled floor.

OUTSIDE

The property is approached from the lane by a five bar timber gate, which gives access to a gravelled driveway/turning area with parking for a number of vehicles. Detached double GARAGE with two sets of double timber doors, power and light connected. Adjoining CARPORT and exterior lights. At the rear is a well built LOG STORE, GARDEN SHED and compost bins. OFFICE/STUDIO: With triple aspect windows, power and light connected. Outside light (this building would be ideal for working from home). Paved surrounds. The main area of gardens lie to the front of the house and are primarily laid to level lawn with well stocked shrub beds and borders and gravelled pathways. The gardens are bordered by mature trees and enjoy a delightful open aspect across adjoining countryside. A further pedestrian access gate from the lane leads up to the boot room with a further area of garden to side and housing the oil tank.

SERVICES

Mains electricity, water and drainage. Oil central heating. Broadband Coverage: Standard upto 12 Mbps. Satellite broadband may be available in your area - Starlink. (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.
Mobile Coverage: EE, 02 and Vodafone good outdoor. (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

DIRECTIONS

For SAT NAV purposes, the postcode is EX20 3RQ
what3words various.sticks.retraced



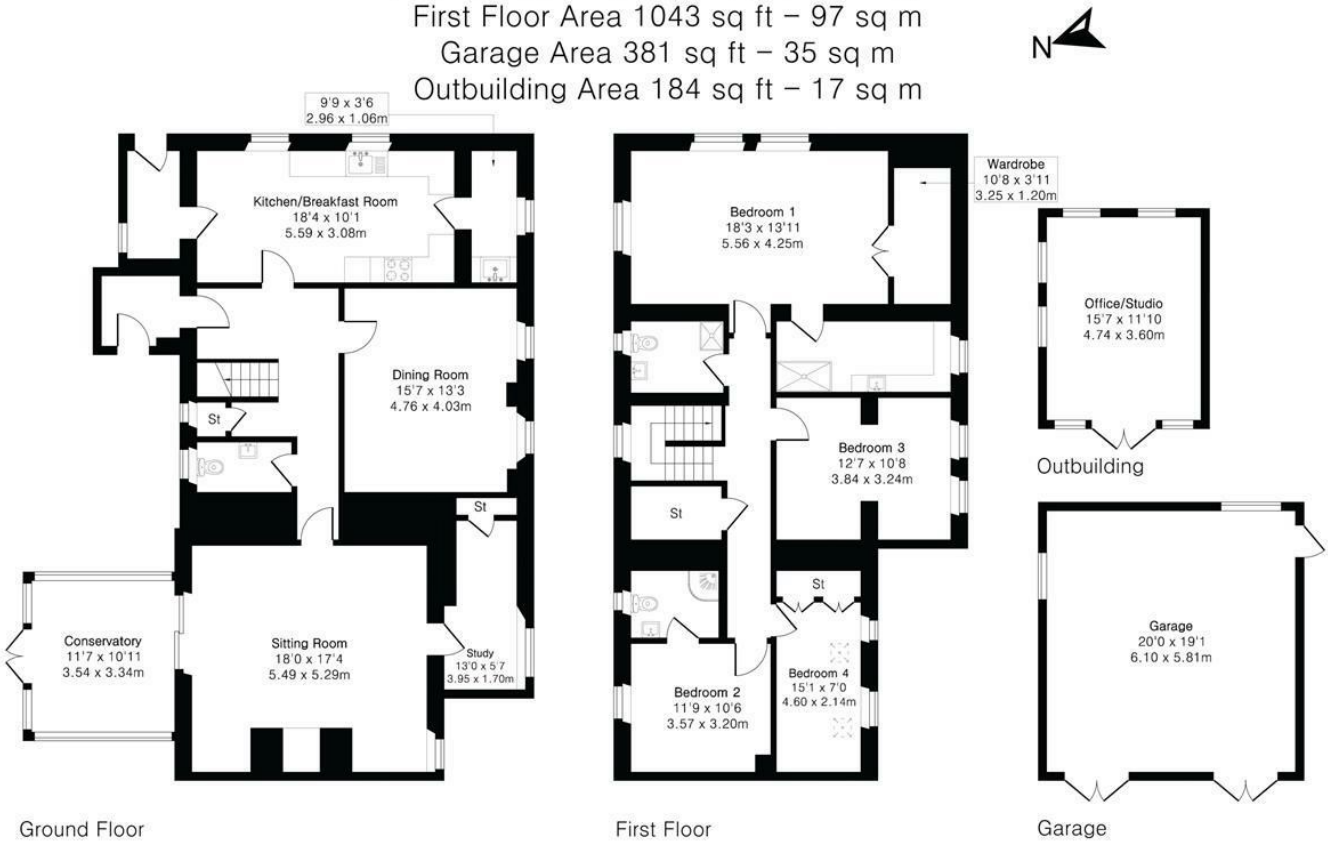








Approximate Gross Internal Area 2405 sq ft - 224 sq m
(Excluding Garage & Outbuilding)
Ground Floor Area 1362 sq ft – 127 sq m
First Floor Area 1043 sq ft – 97 sq m
Garage Area 381 sq ft – 35 sq m
Outbuilding Area 184 sq ft – 17 sq m



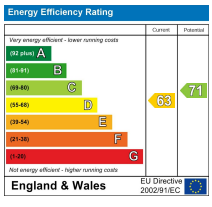
PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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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.

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