



MUDDY UDDERS FARM Large Modern Contemporary Barn Conversion with Land
O.I.R.O £825,000 NORTHLEW

MILLER TOWN & COUNTRY
exp UK

MU

Muddy Udders Farm

- » Modern Contemporary Barn Conversion
- » 5/6 Bedrooms
- » 5 Bathrooms
- » Approximately 3.4 Acres
- » Further Land Available by Separate Negotiation
- » Open Plan Living Space
- » Four Car - Car Port



The Property

This spacious detached modern and contemporary 5 bedroom barn, offering highly versatile accommodation is finished to a high standard throughout. Situated in a quiet rural hamlet of only a handful of other properties and enjoys commanding rural views over the surrounding countryside. There is a paddock of approximately 3.4 acres included but more land and outbuildings are available, if required, by separate negotiation

Accommodation

One enters a large bright reception hall which leads to a generous open plan kitchen, dining/living space being triple aspect and with three sets of patio doors giving access to gardens and making the most of the far reaching country views. There is underfloor heating on the ground floor and three bedrooms, one with a walk through dressing room and his and hers en-suite. In total there are five bathrooms, a study and playroom/home office suite. The property is light and airy throughout with views over the land and adjoining fields across towards Exmoor.





MU

Muddy Udders Farm





Outside

A private drive leads to a four car, car port and additional parking area on the drive for numerous vehicles. There is a private courtyard garden to one side and to the rear is a pleasant lawned garden with far reaching views. The plot wraps around the property and there is a nearby paddock of 3.4 acres with the property and a further 7 acres of land available by separate negotiations.

Location

Situated in a quiet rural hamlet just outside the popular village of Northlew this wonderful home is well placed for the nearby towns of Holsworthy, Hatherleigh and Okehampton. The latter offers access to both Dartmoor and also the A30 Corridor with the cities of Plymouth and Exeter both approximately 40 minutes drive away. The North coast and Bude is also within about 35 to 40 minutes away by car.







KEY INFORMATION

-  5 Bedrooms
-  5 Bathrooms
-  1 Reception Room
-  Ample parking for several cars, plus 4 car carport
-  Not Listed
-  Heating: Air Source heatpump
-  Utilities: Mains electric and water. Private drainage
-  Restrictions: None known
-  Easements, Wayleaves: None known
-  Public Rights of Way: None
-  Flooding: None known
-  Notable Construction Materials: None known
-  Building Safety Concerns: None known
-  Mining Area: No
-  Planning Permission / Proposed Developments: None known
-  EPC Rating: B (86)
-  Council Tax Band: TBC
-  Tenure: Freehold
-  Broadband: ADSL *Per Ofcom
-  Variable to good *Per Ofcom
-  Suitable for Wheelchair users

Miller Town & Country powered by eXp

01837 54080 | okehampton@millertc.co.uk

www.millertc.co.uk

2 Jacob's Pool House, 11 West Street,
Okehampton, Devon, EX20 1HQ



VIEWING:

Strictly through the vendor's sole agents
Tavistock 01822 617243
Okehampton 01837 54080

CONSUMER PROTECTION FROM
UNFAIR TRADING REGULATIONS 2008:
These particulars are believed to
be correct but their accuracy is not
guaranteed nor do they form part of any
contract.

