



Reddaway Byre



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Sticklepath, Okehampton, Devon, EX20 1SG

Okehampton 3.5 Miles Exeter 24 Miles

A Charming three bedroom Grade II Listed barn conversion set within close proximity to the moors.

- Kitchen/Dining Room
- 3 Bedrooms (1 En Suite)
- Grade II Listed Barn Conversion
- EPC Band: B
- Freehold
- Sitting Room
- Garden and Parking
- Stylish Contemporary Interior
- Council Tax: TBC
- No Forward Chain

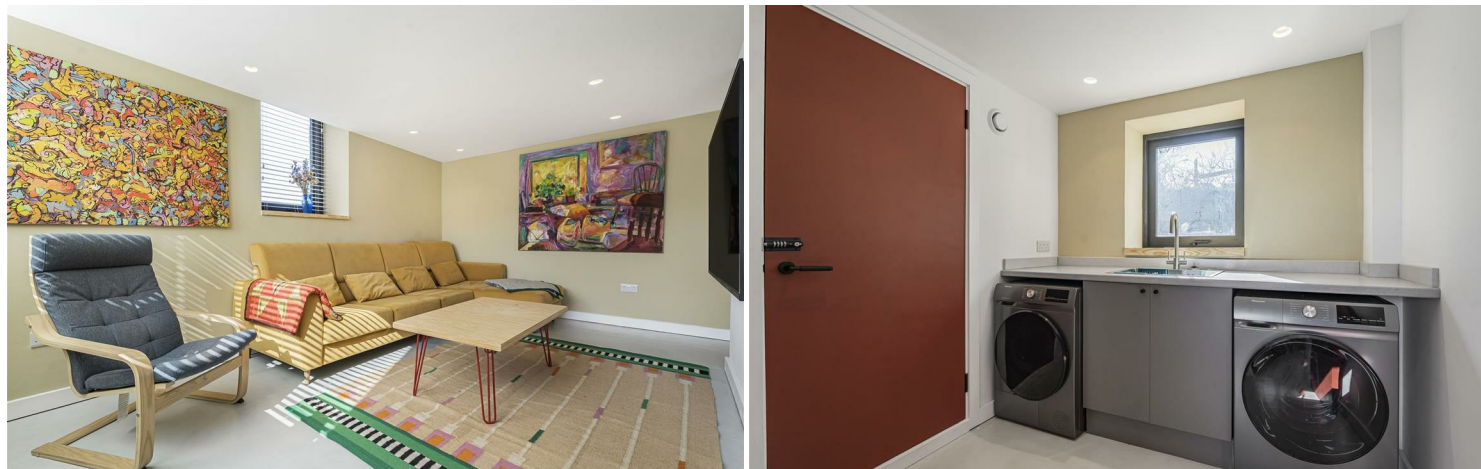
Guide Price £625,000

SITUATION

Reddaway Byre 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

Reddaway Byre 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/living room with fitted kitchen and sitting and dining areas. There is a cloakroom/utility room and downstairs shower room and the first floor which has timber flooring and exposed roof timbers, offers three bedrooms, with the master comprising a large en suite. Outside there is private parking, a terrace area and also a decking area with a wood fired hot tub. Beyond is a good sized garden and there is a delightful outlook over the surrounding farmland.



ACCOMMODATION

Timber double glazed stable door to: ENTRANCE PORCH: Wall mounted coat hooks, doors to: CLOAKROOM: W.C, wall mounted sink with brass fitting and wall mounted mirror. UTILITY ROOM: range of base cupboards, stainless steel sink with matching fittings, space for washing machine and dryer, window to rear, door to: CUPBOARD: Ventilation system housing, electrical box, internet ports and water cylinder (connected to Mitsubishi air source heat pump) KITCHEN/DINING ROOM: A range of timber base and wall mounted cupboards and drawers, integral Neff fridge/freezer and dishwasher, mid level Neff oven, induction hob with downdraft extractor, inset brass sink with matching fittings, Corian worktops, breakfast bar, dual aspect windows with views out to the front and rear of the property, doors leading outside. SITTING ROOM: Sliding partition wall between kitchen and sitting room, dual aspect windows to rear and side of the property, understairs cupboard, stairs to first floor with low level LED floor lights. The Ground floor has micro-crete flooring throughout.

FIRST FLOOR:

LANDING: Exposed timber beams with up-lights, Velux window to rear, window to front, doors to: BEDROOM 2: Exposed timber beams with up-lights, timber shelf with LED backlight, Velux window to rear with remote controlled blind, window to side. BEDROOM 3: Exposed timber beams with up-lights, storage cupboard, window to rear. BATHROOM: Exposed timber beams with up-lights, Stone resin bathtub, wall mounted sink, walk in shower with rainfall shower head, W.C, all with brass fittings, Velux to rear. BEDROOM 1: Exposed timber beams with up-lights, Velux to rear, window to side, sliding to to EN-SUITE: Walk in shower with rainfall and standard shower head, wall mounted sink, W.C, all with brass fittings. The first floor has a timber floor throughout.

OUTSIDE

Directly to the front of the property, there is a path leading to a gravelled parking space for one vehicle. The remainder of the front garden is predominately laid to lawn with a stock fence border and sewage treatment plant shared between the three properties on site (fenced off). To the side of the property, there is a gravelled area with decking and a woodfired hot tub (available via separate negotiation), area for seating and Mitsubishi air source heat pump.

The rear of the property offers a further gravelled area with stone wall borders, and five bar gate to lane. The property 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)

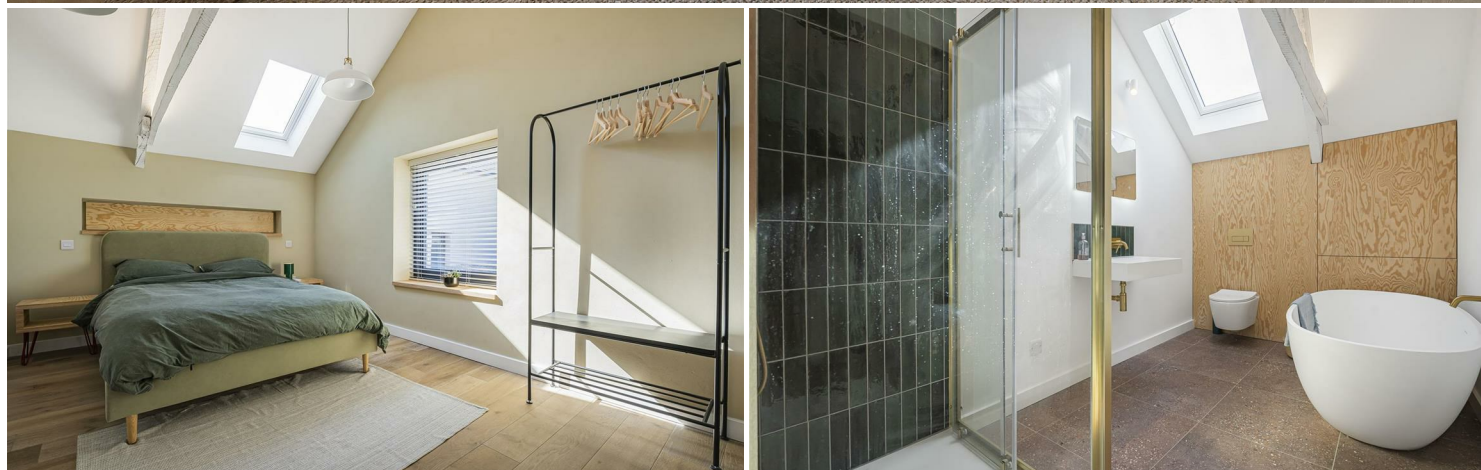
Mobile Coverage: Vodafone, EE, 02 and 3 Good outdoor and in home (Information supplied by Ofcom).

DIRECTIONS

For SAT NAV purpose the postcode is EX20 1SG
what3words ///milder.audio.spearhead

AGENT'S NOTE

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



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 plus) A		84	90
(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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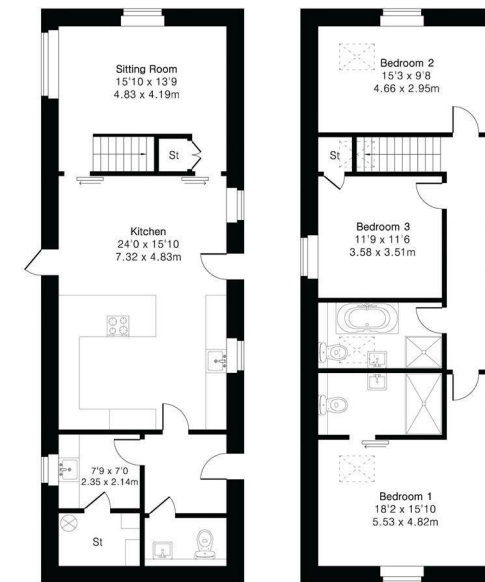
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Approximate Gross Internal Area 1626 sq ft - 152 sq m

Ground Floor Area 813 sq ft - 76 sq m

First Floor Area 813 sq ft - 76 sq m



Ground Floor

First Floor



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