



**MUDDY UDDERS FARM** Large Modern Contemporary Barn Conversion with Land  
O.I.R.O £875,000 NORTHLEW

**MILLER** TOWN & COUNTRY  
**exp** UK

# MU

## Muddy Udders Farm

- » Modern Contemporary Barn Conversion
- » 6 Bedrooms
- » 5 Bathrooms
- » Approximately 8.5 Acres
- » Further Land Available by Separate Negotiation
- » Open Plan Living Space
- » Four Car - Car Port



### The Property

This spacious detached modern and contemporary 6 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 8.5 acres included but more land is 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.





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## 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 8.5 acres with the property and approximately a further 1.3 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

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### VIEWING:

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