



The Old Granary, Stowford
Lewdown | Okehampton



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Situated in a peaceful and sought after hamlet, is this spacious 2 bedroom detached converted barn offering gardens which surround the property and off-road parking. The property could appeal to buyers looking for a tranquil country location yet offering good access to the facilities in Lewdown and Lifton alongside the old A30.

The property features a spacious main reception room with a stone fireplace and an inset log burner. The room is triple aspect with patio doors leading into the garden at the rear and is big enough to be utilised as a living room and dining room with space for table and chairs. There is a kitchen with a range of wall and base units and space for appliances and the central heating boiler.

Both bedrooms are double rooms and the larger front bedroom has a shower cubicle in the corner. There is a family bathroom and in addition, a separate cloakroom with a WC. The property is approached via an initial shared entrance, with a private driveway pull in providing parking at the property on a hardstanding. There is a lawned garden at the front which wraps around both sides of the property. There is a pathway that runs alongside the side and rear and a further elevated garden at the rear, backing onto fields.

The property is double glazed with calor gas central heating and offered for sale with no onward chain.



Situation



Directions

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Entrance Hallway

Living Room / Dining Room
 19'4" max x 14'11" (5.91m max x 4.55m)
 4.55m narrows to 3.13m

Kitchen
 10'9" max x 7'3" (3.29m max x 2.22m)

Bathroom
 7'11" x 4'0" (2.42m x 1.22m)

Bedroom 1
 12'9" x 11'11" (3.89m x 3.64m)

Bedroom 2
 11'11" x 9'10" (3.64m x 3.02m)

Cloakroom / WC
 6'11" x 2'10" (2.13m x 0.88m)

Services
 Mains Electricity and Water
 Private Drainage



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	39	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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