



GULWORTHY  
O.I.R.O. £795,000

## Stunning Detached Barn Conversion

 5 Bedrooms  2 Bathrooms  2 Reception Rooms  EPC Rating: E (53)







- » Stunning Detached Barn Conversion
- » Spacious Open Plan Living/Dining/Kitchen
- » Granite Fireplace with Wood Burning Stove
- » Modern Kitchen
- » Five Bedrooms
- » Large Gardens and Parking
- » Far Reaching Country Views

## The Property

Situated in a quiet hamlet, this wonderful property offers a great deal of versatility and makes an amazing family home, with larger than average rooms which are a real wow factor throughout.



This unique home offers space and character that is difficult to find, and in such a delightful location we would strongly recommend an early viewing!

## Location

Located just a few miles from the bustling town of Tavistock which offers a wide range of amenities and easy access to Dartmoor National Park. The city of Plymouth and town of Launceston are also easily accessible by car. The property sits in a quiet rural hamlet with the local pub at Chipshop only a few minutes' drive away. There are local primary schools at Gulworthy, Lamerton and Tavistock, with secondary schooling in Tavistock along with Mount Kelly for those looking for public schooling.

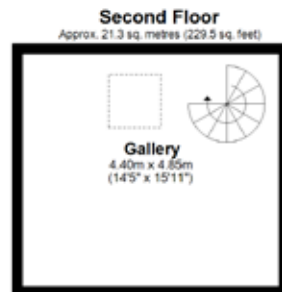
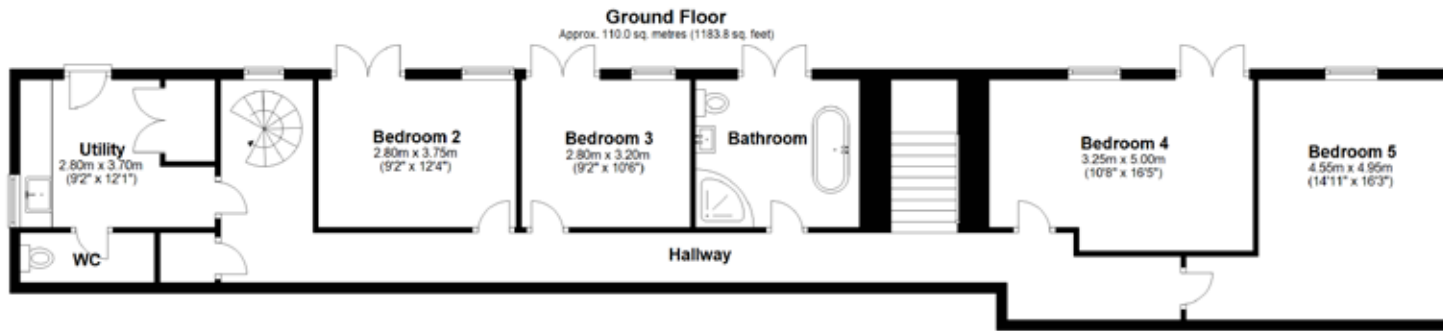




## Accommodation

Set within private terraced gardens with far reaching views over the surrounding countryside. This superb detached barn conversion offers exceptionally spacious accommodation with a stunning open plan kitchen/dining/living room which is approximately 54 feet long, vaulted ceilings and a large granite fireplace with inset wood burning stove. There is a mezzanine over the kitchen, currently used as a games room. On this level is also the spacious primary bedroom with a generous en-suite, and on the lower ground floor are four further bedrooms, a family bathroom, utility room and cloakroom/WC. The property has double glazed timber framed windows and oil-fired central heating, with underfloor heating throughout. Finished to a high standard when it was originally converted, the property still exudes a feeling of grandeur with the impressive room sizes offering a great deal of flexibility and versatility.





Total area: approx. 251.5 sq. metres (2707.6 sq. feet)

Produced by Energy Performance Services for identification purposes only.  
Plan produced using PlanUp.

## Accommodation

### Ground Floor

Open-Plan Living/Dining/Kitchen 54'1" x 15'0"

Mezzanine Games Room 19'4" x 14'8"

Primary Bedroom Suite 19'3" x 16'0"

En-Suite 9'6" x 16'0"

### Lower Ground Floor

Hallway 64'2" x 3'0" extending to 12'19"

(L-shaped)

Utility Room 12'11" x 9'4"

Cloakroom/WC 6'2" x 3'0"

Bedroom 2 12'3" x 9'3"

Bedroom 3 10'7" x 9'2"

Bathroom 10'6" x 9'1"

Bedroom 4 17'5" x 10'0"

Bedroom 5 10'8" extending to 14'0" x 15'3"

Boiler room

**Services:** Oil fired heating. Mains water and electricity. Private drainage.

**Council Tax Band:** F

**Local Authority:** West Devon Borough Council.









## Outside

The generous gardens which are approaching half an acre are terraced and there is a large sun terrace immediately in front of the barn ideal for dining alfresco or barbecues in the summer months. To the side is a small orchard area. Steps lead up to a further large area of garden which is predominantly laid to lawn, with a variety of shrubs and trees along with far reaching rural views over and beyond the property. To the rear of the property is a private courtyard styled garden with new boundary fence to be installed by the current owner prior to completion. This offers a pleasant area from which many of the bedrooms on the lower ground floor can access for a morning coffee.

## Agents Note

There is a static caravan at the very top of the site well away from the main residence that could be used for a secondary income or potentially upgraded to produce a useful annexe. Available by negotiation.

Small portion of land available by separate negotiation.









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**VIEWING:**

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**CONSUMER PROTECTION FROM UNFAIR  
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