



HOLSWORTHY

GUIDE PRICE **£425,000**

Spacious 3 Bed Detached Barn Conversion



3 Bedrooms



2 Bathrooms



2 Reception Rooms



EPC Rating: C (79)

MILLER
TOWN & COUNTRY



- » Detached Stone Barn Conversion
- » 1 of 3 Attractive Conversions
- » Extensive Hobby and Storage Space
- » Suntrap Courtyard
- » Garden with Greenhouses and Shed
- » Quiet Semi-Rural Location
- » Private Parking

The Property

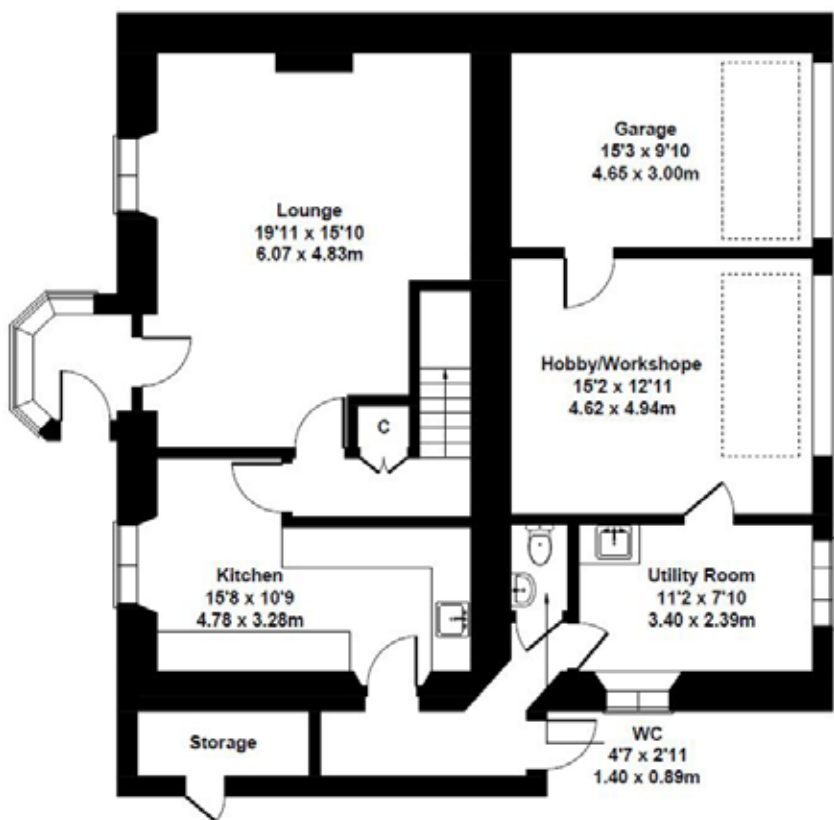
The glazed front porch leads into the 19'10" x 15'10" lounge / diner with wood burner and window overlooking the attractive courtyard to front. Adjacent to the lounge is a spacious fully fitted kitchen with integrated appliances, and beyond is the utility room, WC an integral double garage currently used as a workshop and store. Upstairs are the 3 bedrooms, two of which have en suites, and down a couple steps from the landing is a playroom and storage area / office, providing a superb space for hobbies and also potentially conversion to a 4th bedroom, subject to the necessary consents. Outside the rear porch is a walled courtyard, providing a lovely place to relax and enjoy the outdoors, a useful shed and a garden across the driveway with lawns, greenhouses, shed and vegetable beds.



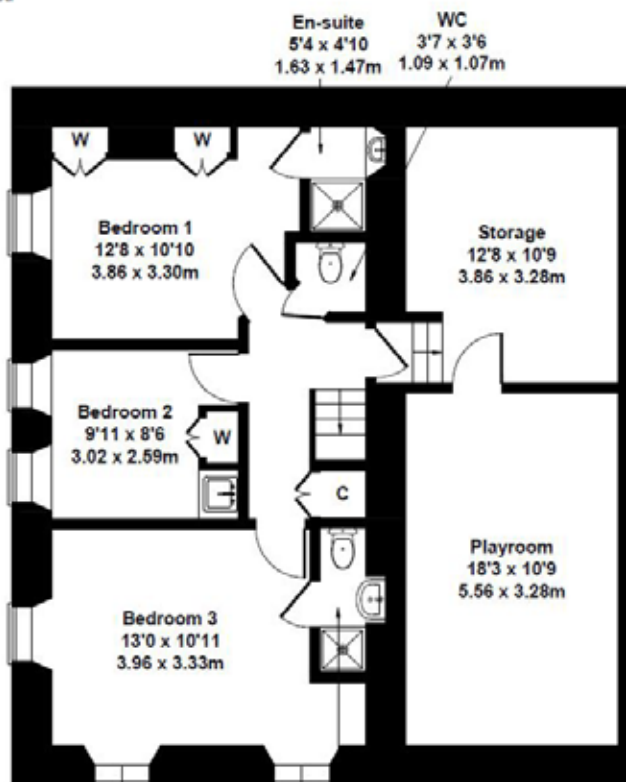
Outside

Walled stone courtyard with awning and shed. Garden across drive with lawns, shed, greenhouses and vegetable beds. Private parking.

Approximate Gross Internal Area
2058 sq ft - 191 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

Location

The property is located just outside the small village of Brandis Corner, which is home to a popular and thriving public house. The Ofsted-rated 'Good' Bradford Primary School is on the doorstep, and there is a bus service to the Ofsted-rated 'Good' Holsworthy Community College for secondary school. The nearby towns of Hatherleigh, Okehampton and Holsworthy have extensive retail and dining options, and the train station in Okehampton provides connectivity to the London Paddington - Pensance main line. A real selling point are the outdoor pursuits in the area, with the Dunsland National Trust Site less than a mile away, the sandy North Cornish coast beaches under 25 minutes away and the wilds of Dartmoor accessible in as little as 30 minutes.

Ground Floor

Lounge 19'11" x 15'10"
Kitchen 15'8" x 10'9"
Utility 11'2" x 7'10"
WC 4'7" x 2'11"
Hobby/Workshop 15'2" x 12'11"
Garage 15'3" x 9'10"

First Floor

Bedroom 1 12'8" x 10'10"
En Suite 5'4" x 4'10"
Bedroom 2 9'11" x 8'6"
Bedroom 3 13'0" x 10'11"
En Suite 7'3" x 2'8"
WC 3'7" x 3'6"
Playroom 18'3" x 10'9"
Storage 12'8" x 10'9"

Services: Mains electricity and water. Shared private drainage. Oil-fired central heating. Solar panels with feed in tariff.

Council Tax Band: D

Tenure: Freehold



Miller Town & Country | 01837 54080

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

okehampton@millertc.co.uk | www.millertc.co.uk



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.

