



BROADWOODKELLY

O.I.E.O £500,000

Exceptional 4 Bed Barn Conversion with Spectacular Views

 4 Bedrooms

 2 Bathrooms

 1 Reception Room

 EPC Rating: C (78)

**MILLER**
TOWN & COUNTRY



- » Stunning 4 Bedroom Barn Conversion
- » Panoramic Views to Dartmoor
- » Finished to Highest Standards Throughout
- » Light, Bright & Warm Rooms
- » Separate Barn for Workshop / Storage
- » Gardens to Side of House & Rear of Barn
- » Private Parking for 2+ Cars

The Property

Beautifully converted barn situated in an idyllic rural location near the village of Broadwoodkelly. This exclusive group of barns have been finished to a very high standard and are surrounded by rolling Devon countryside. South Stone Barn is placed to take best advantage of the unobstructed panoramic views towards Dartmoor from the terrace and side garden - a fantastic spot for outdoor entertaining and enjoying the sunset. A separate stone barn / workshop provides generous storage or a hobby space which leads on to the second garden.



Location

The property is just outside the charming location of Broadwoodkelly, and close to the village of Winkleigh which boasts a vibrant local community. Amenities include a general stores, post office, butchers, cafes, doctors surgery vets and 2 public houses as well as a highly respected primary school. Further amenities can be found in the nearby towns of Hatherleigh (15 min) and Okehampton (20 min). The A30 is a 20 minute drive away, and Exeter can be reached in approximately 40 minutes.



Accommodation

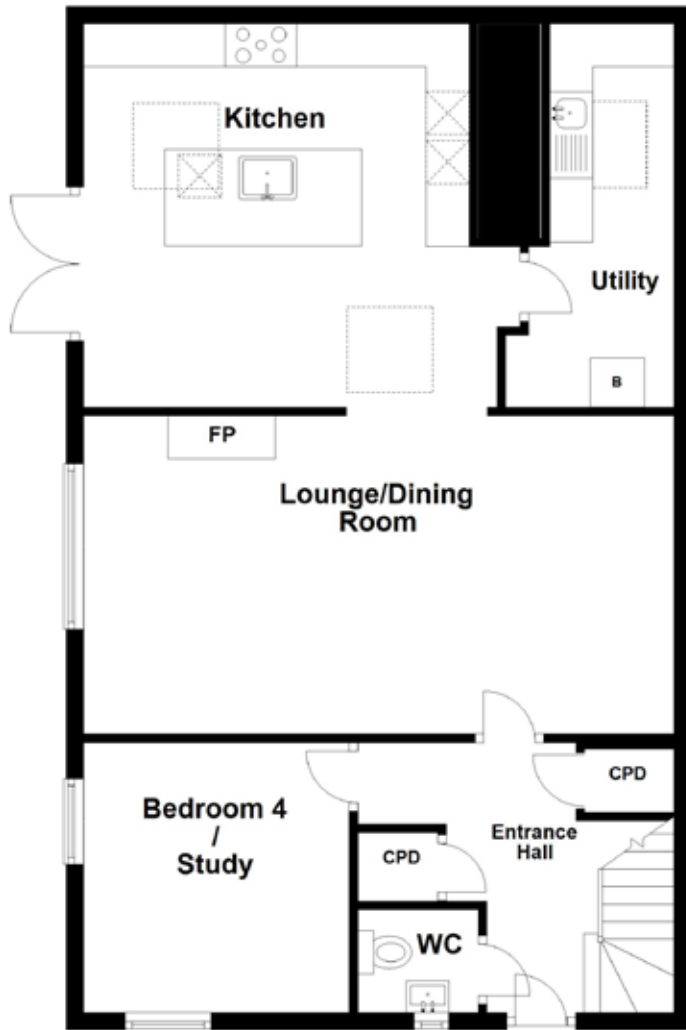
On the ground floor is an absolutely stunning social kitchen with sweeping views of Dartmoor, solid wood units, Silestone work tops, large induction hob, side by side double oven, and hidden tea and coffee station. The central island and generous size make it perfect for friends and family to gather as a meal is prepared. Also on the ground floor are a large reception room with ample room for both lounge and dining areas, a fourth bedroom or home office, a utility room, and WC.

Upstairs are three well proportioned double bedrooms. The main bedroom has stunning views to Dartmoor, an en-suite shower room, built in wardrobes and dressing table, and ample shoe storage. The second bedroom also benefits from fitted wardrobes and lovely views. The modern family bathroom has a velux window for natural light and large p-shaped bath.



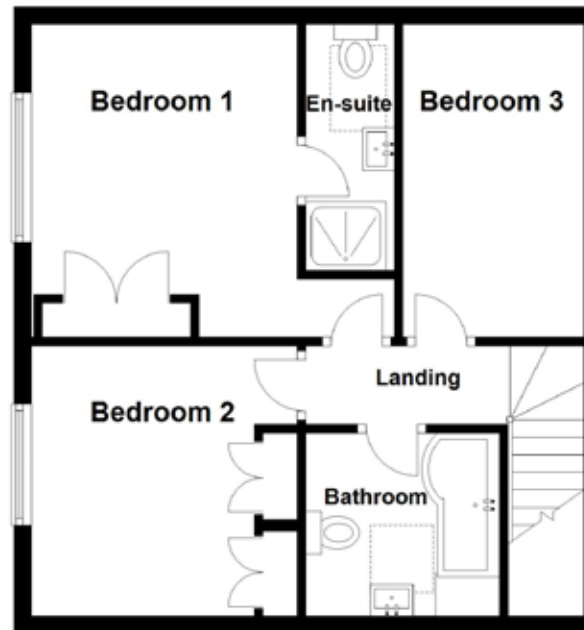
Ground Floor

Approx. 88.7 sq. metres (954.7 sq. feet)



First Floor

Approx. 44.1 sq. metres (474.4 sq. feet)



Total area: approx. 132.8 sq. metres (1429.1 sq. feet)

Schematic floor plan. Not to scale. Measurements are approximate.
Plan produced using PlanUp.

Accommodation

Ground Floor

Entrance Hall
Living / Dining Room 22'7" x 12'2"
Kitchen 14'9" x 14'8"
Bedroom 4 / Study 10'2" x 10'4"
Utility 4'9" x 14'8"
WC

First Floor

Bedroom 1 10'8" x 10'2"
En Suite 3'5" x 9'5"
Bedroom 2 9'1" x 10'4"
Bedroom 3 6'9" x 12'1"
Bathroom 7'5" x 7'0"

Outside

Terrace
Two lawned gardens
Stone workshop/storage barn 18'0" x 14'1"
Private parking for 2+ cars

Services:

Mains electricity and water. Shared private treatment plant. Oil-fired central heating.

Council Tax Band: C

Agent's Note: There is a management company responsible for the drive, shared parking, and private sewage treatment plant. Each homeowner currently pays £600 per year for these services.





Outside

The property is approached by a long sweeping tarmac driveway that leads to the private parking area directly in front of the house. To the side of the property is a lovely lawned garden and terrace area with unobstructed and breathtaking views to Dartmoor, providing the perfect spot for outdoor entertaining, dining al fresco, and simply enjoying the views.

Included with the property is a separate stone barn located across the yard from the front door. The barn has light and power connected offering plenty of space for a workshop or hobby space, plus ample storage for bikes, outdoor equipment etc. In front of the barn is shared parking for several cars, and to the rear of the barn is a large lawned garden with raised beds and views to the north across the countryside.





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VIEWING:

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**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.

