



**SAMPFORD COURTENAY Detached Barn Conversion with 10 Acres, Lakes and Woodland**

**GUIDE PRICE £850,000**

 4 Bedrooms

 2 Bathrooms

 1 Reception Room

 EPC Rating: N/A

**MILLER**  
TOWN & COUNTRY

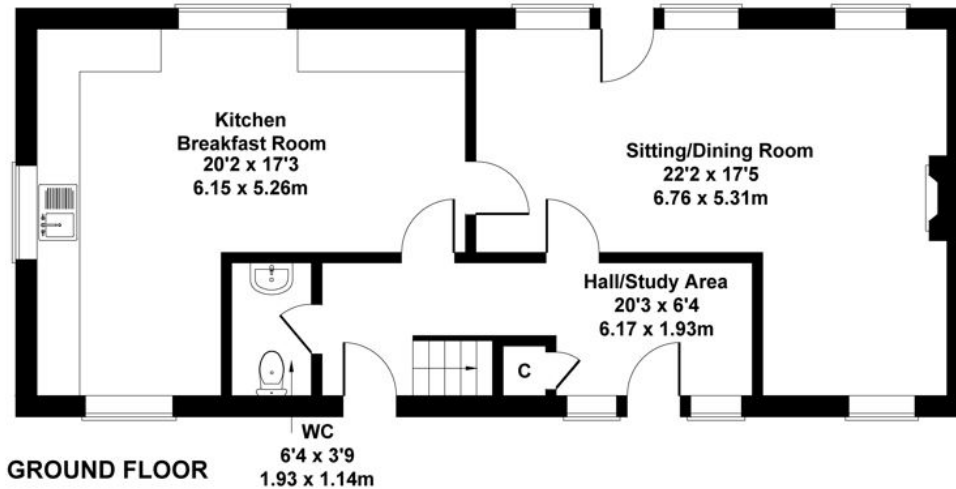
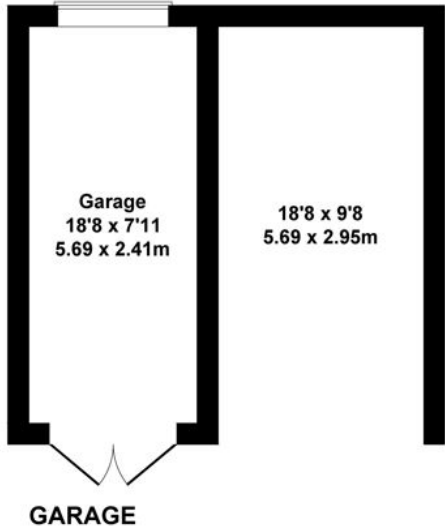
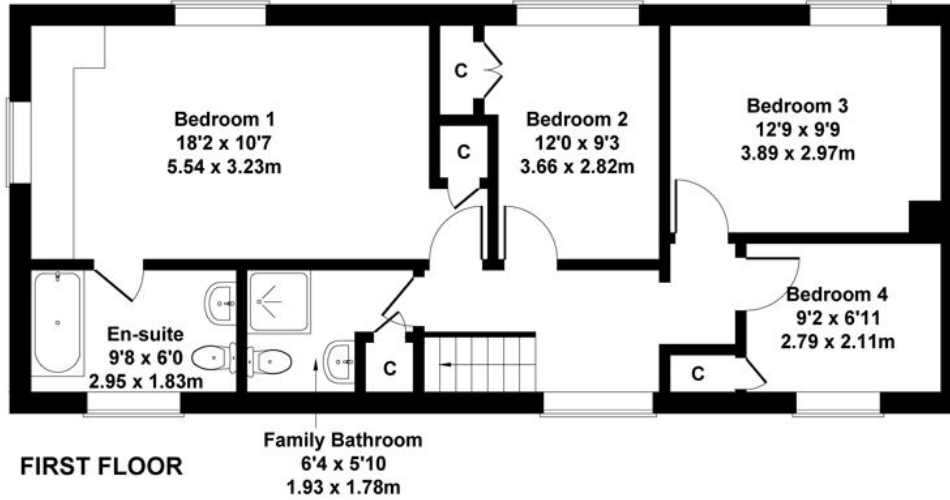


- » Grade II Listed Thatched Barn Conversion
- » 22ft Sitting/Dining Room
- » 18ft Principal Bedroom with Ensuite
- » Detached Garage & Workshop
- » 10 Acres - Woodland, Gardens, Pasture & Lakes
- » Rural Yet Accessible Setting

## The Property

Being set down a long driveway with electric gate this property offers over 1,800 sq. ft of accommodation, in a picturesque setting. The property is entered through a vestibule giving access to the hallway/study area, to the left is the cloakroom. The kitchen/breakfast room is just over 20ft, perfect for hosting those family dinners and entertaining. Being triple aspect taking in the views of the surrounding countryside, it is well equipped with an extensive range of cupboards and integrated appliances. Beyond is the main reception room of the cottage the 22ft sitting/dining room with stone inglenook fireplace with wood burning stove and wood flooring. This room really is the heart of the home, again overlooking the surrounding countryside with patio doors leading out to the garden area. On the first floor the 18ft principal bedroom has an extensive range of built in wardrobes and an ensuite bathroom, a further 3 bedrooms and a modern family shower room. Externally the property is set within 10 acres of pasture, gardens, vegetable plot with a range of greenhouses, fruit cage and shed, wild meadow, lakes and woodland. The lakes are stocked with a range of Common and Crucian Carp and Roach having a central walkthrough island & well positioned summer house, leading to the woodland beyond. The land borders surrounding countryside in all angles with extensive countryside views.

Approximate Gross Internal Area  
1825 sq ft - 170 sq m



Not to Scale. Produced by The Plan Portal 2024  
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## Location

Located a short distance from the heart of Sampford Courtenay that has a vibrant and active community in addition to beautiful traditional architecture and a popular 17th century inn which is within walking distance. The village is approximately 6 miles from the town of Okehampton which offers a great range of independent shops and cafes, a fantastic public park with direct access to Dartmoor, primary and secondary schooling and convenient road and rail links to Exeter and on to London.

## Ground Floor

Porch

Hall/Study 20'3" x 6'4"

Kitchen/Breakfast Room 20'2" x 17'3"

Sitting/Dining Room 22'2" x 17'5"

Cloakroom 6'4" x 3'9"

## First Floor

Landing

Bedroom 1 18'2" x 10'7"

En-Suite Bathroom 9'8" x 6'0"

Bedroom 2 12'0" x 9'3"

Bedroom 3 12'9" x 9'9"

Bedroom 4 9'2" x 6'11"

Shower Room 6'4" x 5'10"

Garage 18'8" x 7'11"

Workshop Area 18'8" x 9'8"

## Outside

10 acres - woodland, pasture/garden, wild meadow and lakes. Gravelled driveway with off road parking for numerous vehicles. Detached garage and workshop.

**Services:** Mains electricity and water. Private drainage via treatment plant, installed December 2023.

**Council Tax Band:** F



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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  
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