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The Harvest Barn



## The Harvest Barn, Nymet Tracey, Bow, Crediton, EX17 6DB



Bow 1 Mile, Crediton 8 Miles, Exeter 16 Miles.

A chain free, flexible and spacious, well presented barn conversion with garden and ample parking.

- Large Kitchen/Living Room
- Sitting Room
- Cloakroom And Utility Room
- Five Bedrooms and Three Bathrooms
- Office and Family Room
- Gardens, Parking and Outbuildings
- No Chain
- Freehold
- EPC Band D
- Council Tax Band E

Offers In Excess Of  
£575,000



### SITUATION

The property occupies a peaceful rural setting within the small village of Nymet Tracey. The village of Bow is just over a mile away offering an excellent range of local services, including small supermarket, primary school, doctors surgery and village hall. The larger towns of Okehampton and Crediton are also within easy travelling distance. Okehampton is situated on the northern fringes of the Dartmoor National Park, and offers an excellent range of local and nationally owned shops and businesses. There is schooling from infant to comprehensive level, cinema and leisure centre in the attractive setting of Simmons Park. The cathedral and university city of Exeter is only some 16 miles away, with its large shopping centre, M5 motorway, main line rail and international air connections.

### DESCRIPTION

A superb Grade II listed barn, believed to have been converted in 1990 and further extended above the carports around 2000. Located within this small rural hamlet, set attractively in a courtyard with just 3 other barns in the development. The barn has been finished to high standard and boasts oil fired underfloor heating on both floors and timber double glazing. The electrics have also been recently upgraded to current standards. There is a wealth of exposed timbers and beams and quality oak finishes. A number of rooms have vaulted ceilings giving a feeling of space and the barn is very flexible, being suitable for large family occupation or the potential to create a separate annexe. There is ample parking and several carports, together with an attractive enclosed garden to the rear with workshop and potting shed. The property is offered with no ongoing chain and viewing is highly recommended.

### ACCOMMODATION

Front entrance door to ENTRANCE HALL: Tiled floor, doors to CLOAKROOM: WC, wash basin, window to rear. SITTING ROOM: A spacious room with stone fireplace and woodburning stove (new in 2025) Windows to courtyard and French doors to garden. KITCHEN/FAMILY ROOM: Superb range of bespoke oak cupboards and drawers with marble worktops over and inset sink. ESSE electric range cooker with double oven, one traditional hob and one induction hob. Integral dishwasher and fridge. Windows to rear aspect. Space for dining table. Below is lounge/family area with exposed stone wall and French doors to the courtyard. INNER LOBBY: Door to rear garden, staircase to first floor living room. STORE CUPBOARD: with fitted shelving, tiled floor and electric meters. UTILITY ROOM: Fitted cupboards with worktop over and inset sink. plumbing and space below for washing machine. Space for 'American' fridge freezer, window to front elevation, tiled floor, door to carports. Cupboard housing oil fired central heating boiler and hot water tank.

FIRST FLOOR LANDING: Access to loft space being fully boarded with drop down ladder, fitted cupboards, doors to, BEDROOM 2: Window overlooking garden to rear. BEDROOM 3: Window to front courtyard. BEDROOM 4: Fitted cupboard and shelving. Window to front aspect. BEDROOM 5: Window to front courtyard. FAMILY BATHROOM: Timber panelled bath, WC and vanity wash basin. Fitted cupboards and window to rear. SHOWER ROOM: Large glazed shower cubicle with mains fitted shower. Vanity wash basin and Wc. Heated towel radiator, window to rear. FIRST FLOOR LIVING ROOM; (This room can be accessed from the main landing or from a separate staircase from the ground floor). Feature

vaulted 'A' frame ceiling with oak flooring and floor to ceiling windows to front. Fitted shelving. OFFICE: With fitted desk and shelving, window to front aspect. BEROOM 1: A further spacious room with vaulted ceiling, oak floor and large windows and doors to front aspect. EN SUITE BATHROOM: Freestanding bath, twin vanity basins with mirror/cabinet over. WC and shower cubicle. vaulted ceiling and large window to front aspect.

### OUTSIDE

Immediately to the front of the barn is a shared courtyard, this property owns the entrance and majority of the courtyard with two other properties having pedestrian/vehicle rights to their properties and parking areas. There is ample parking and an open fronted oak frame three bay CARPORT with inspection pit and adjoining STORE: connecting door to the utility room. Immediately to the rear of the carports is a paved area with additional paved pathway extending across the rear of the barn. The main garden area is laid to lawn with well established shrubs, beds and borders and enclosed by stone walls. set below the lawn is an additional paved area, ideal for entertaining, with ample space for table and chairs, barbecue etc. Adjacent is a covered bin store, POTTING SHED AND WORKSHOP both with light and power connected. A door leads out to the lane behind, giving easy access to the garden.

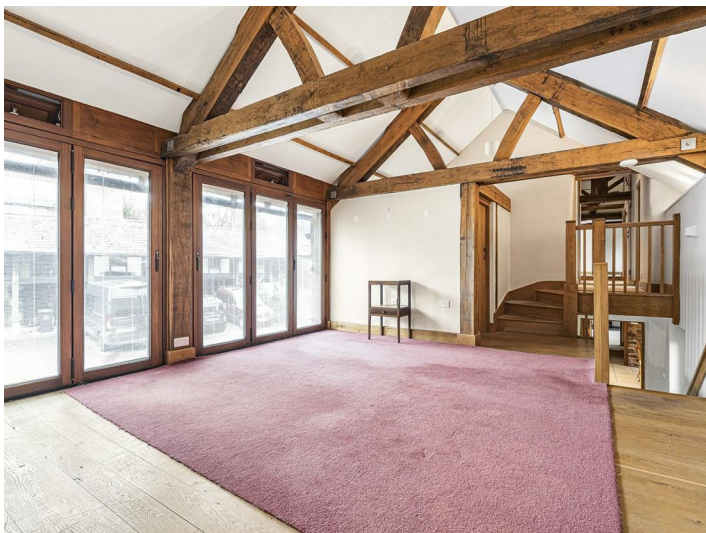
### SERVICES

Mains electricity and water. Oil central heating (Underfloor) Private treatment plant drainage (shared with one other property). Broadband Coverage: Ultrafast up to 1800Mbps. (Source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services. Mobile Coverage: 3 good outdoor and in home. EE and Vodafone good outdoor and variable in home. (Source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

### DIRECTIONS

For SAT NAV purposes the postcode is EX17 6DB.  
what3words unafraid.camper.paint





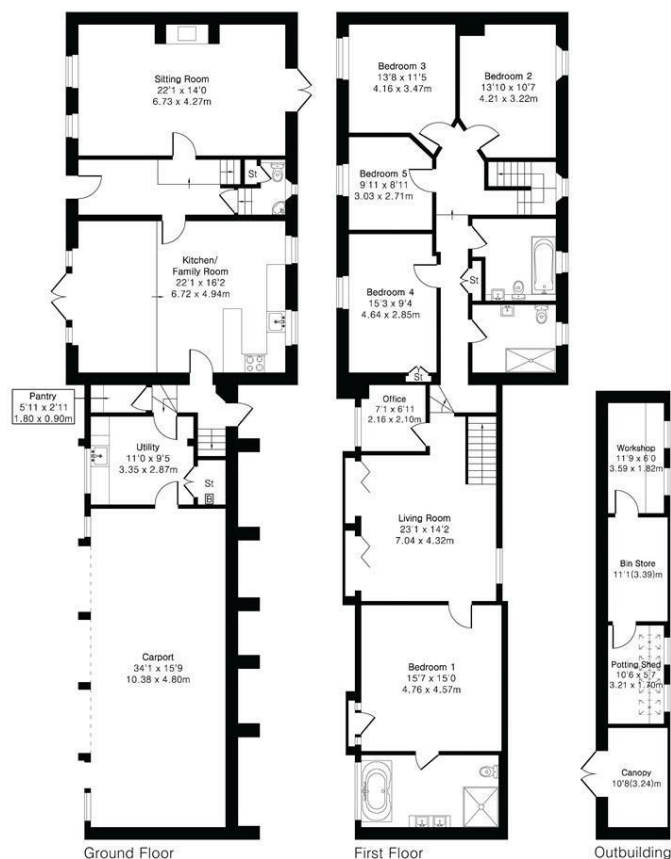


**Approximate Gross Internal Area 2566 sq ft - 239 sq m  
(Excluding Outbuilding)**

Ground Floor Area 1031 sq ft - 96 sq m

First Floor Area 1535 sq ft - 143 sq m

Outbuilding Area 133 sq ft - 12 sq m



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



| Energy Efficiency Rating                    |   | Current                 | Potential |
|---------------------------------------------|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| 92-100                                      | A |                         |           |
| 81-91                                       | B |                         |           |
| 69-80                                       | C |                         |           |
| 55-68                                       | D | 59                      | 68        |
| 49-54                                       | E |                         |           |
| 41-46                                       | F |                         |           |
| 31-39                                       | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

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