



Barnabas House

Barnabas House, Broadmoor Lane, Okehampton, Devon, EX20 1SH



Town Centre 0.5 Miles, Exeter 25 Miles,
A30 2 Miles.

A superb five bedroom, three reception room barn set in 1.6 acres occupying this enviable town edge location.

- Five Bedrooms
- Three Reception Rooms
- Three Bathrooms
- 1.6 Acres
- Range of Outbuildings
- Attractive Views
- Unique Location
- Freehold
- Council Tax Band F
- EPC Band D

Guide Price £675,000



SITUATION

Barnabas House is situated in an enviable town edge location off Broadmoor Lane, which is a public bridleway leading out into farmland on the north side of the town. Okehampton has an excellent range of shops and supermarkets including a Waitrose, doctors surgery and dentist. There is schooling from infant to A-Level standard and numerous sports and leisure facilities including cinema, leisure centre and swimming pool in the attractive setting of Simmons Park. The A30 dual carriageway is easily accessible providing a direct link west into Cornwall or east towards Exeter with its M5 motorway, mainline rail and international air connections. On the edge of the town is the train station, Granite Cycle Way and the beautiful expanse of Dartmoor.

DESCRIPTION

This attractive and spacious home was converted in the late 1980's providing flexible and spacious accommodation. The property has three reception rooms on the ground floor, a well fitted kitchen and cloakroom. Whilst the first floor offers five bedrooms (two en suite) and a family bathroom. The property is uniquely positioned offering the best of both worlds being within easy walking distance of the towns amenities, yet occupying a rural feel up a quiet bridleway with 1.6 acres of gardens and grounds to enjoy, which include formal gardens, areas of pasture, vegetable and fruit gardens, orchard and pond. Ideal for a keen gardener/smallholder. There are a number of useful outbuildings and attractive views over the surrounding countryside, town and towards the church.

ACCOMMODATION

Double glazed stable door to: ENTRANCE HALL: Glazed door to rear courtyard. Stairs to first floor. Slate floor, walk-in cloaks cupboard. Door to, CLOAKROOM: Obscure window to rear courtyard. Wash basin, WC. STUDY: Double aspect with windows overlooking side and rear gardens. Telephone point. SITTING ROOM: Windows to front aspect with views over the main grounds and the church in the distance. Electric panel heater. Stone fireplace housing 'Woodwarm' multi-fuel stove. Television points. Door to; DINING ROOM: Window to front with views, underfloor oil-fired heating, exposed stonework, television point. Door to: KITCHEN/BREAKFAST ROOM: An attractive double aspect room with windows to rear gardens and fully glazed door to courtyard. Modern range of base cupboards with worktop surfaces over and inset one and a half bowl sink and drainer unit with mixer tap. Space for 'Range' style cooker with extractor hood over. Integral fridge and dishwasher. Matching range of eye level units with under-lighting. Underfloor oil-fired heating. Double opening doors to: UTILITY CUPBOARD: Space and plumbing for washing machine and tumble dryer with worktop surfaces over. Cupboards and shelving.

From the entrance hall a staircase opens to the half landing with further stairs to: FRONT LANDING: Skylight with retractable blind. Doors to: BEDROOM 1: Velux skylight window with views and blackout blind. Recessed shelving. TV point. Doors to walk-in wardrobe with hanging rail and light. Further doors to: EN-SUITE: Tiled shower cubicle with electric shower over. Vanity wash basin, WC, chrome heated towel rail. Tiled floor. Small hatch to loft. BEDROOM 2: Velux skylight with retractable blind, Low level cupboard and shelving, TV point. Fitted wardrobe with hanging rail and shelving. Double doors to: EN-SUITE: Tiled shower cubicle with electric shower over. Vanity wash basin with worktops to side. WC. Shaver point. Part tiled

walls and tiled floor. MAIN LANDING: Three windows to rear courtyard with feature seating area to side and further steps to an: 'L' SHAPED LANDING: Fitted airing cupboard with slatted shelves and radiator. Further doors to: BEDROOM 3: Velux skylight to front with retractable blind and views over to the church. TV point, hatch to loft. Cupboard housing hot water cylinder. BEDROOM 4: Velux skylight window to rear overlooking gardens and open farmland beyond. Cupboard with shelving above and further shelving. TV point. BEDROOM 5: Velux skylight window with retractable blind to front with views to the church. TV point. Hatch to loft. BATHROOM: Panelled bath with screen and mixer shower over. Vanity wash basin with worktop to side. WC, heated towel rail. Fully tiled walls and tiled floor. Velux skylight window to side with part views.

OUTSIDE

The property is approached by a shared private track, known as Broadmoor Lane, about 300m from the road. The lane is also a bridleway providing both rural walks and walks into the town from the property. The track leads to a generous parking area with room for parking a number of vehicles and also to the DOUBLE GARAGE: two timber doors to front and door to courtyard. Power and light connected. Adjoining WORKSHOP: Pedestrian door to front and door to the garage. Power and light connected. To the rear is a: STORE ROOM: With shelving and oil tank for central heating. Whilst adjoining the workshop is a COVERED STORE AND LOG STORE. A particular feature of the property are the gardens and grounds which extend to approximately 1.6 acres in total which adjoin the house and sit largely opposite just across the lane. Double gates opens to an attractive gravelled courtyard lying between the barn and the garage/workshop, providing a sheltered sitting area with a number of raised established beds. A path leads around to the rear of the barn and into an attractive Mediterranean style enclosed courtyard, with boiler cupboard and external tap. Steps lead up from the rear to an area of lawn with further beds and apple trees, and leading to an sitting area with views out over the top of the barn and across the valley to the church and to Dartmoor beyond. Located across the lane at the top of the land is a useful outbuilding, divided into a number of areas as follows: GARDEN STORE: Concrete floor. GARDEN ROOM: A delightful room with French windows to the front with full height shutters opening out to a decked terrace with views across the land to the church beyond. A further glazed door and window to side. Pine floor. Power and light. On a lower level is a TRACTOR SHED and UNDERCROFT STORAGE. The land surrounding extends to approximately 1.4 acres with areas of pasture sloping down to a stream running along the bottom boundary with an area of mature trees and wildlife pond. There are attractive traditional hedgerows with a number of trees and wildlife areas. Further enclosed areas include an area of orchard, a chicken run, fruit cage and vegetable garden with raised beds and greenhouse. The property is ideal for those looking for some self sufficiency, re wilding etc.

SERVICES

Mains water and electricity. Solar panels. Oil fired heating. Private drainage.

DIRECTIONS

From Waitrose roundabout in the centre of Okehampton, proceed up lodge hill towards Hatherleigh, as you pass the turning on your right for the Primary School, taking the next left hand turning signposted Broadmoor Lane. Continue up the lane and the property is the 2nd house upon your right.



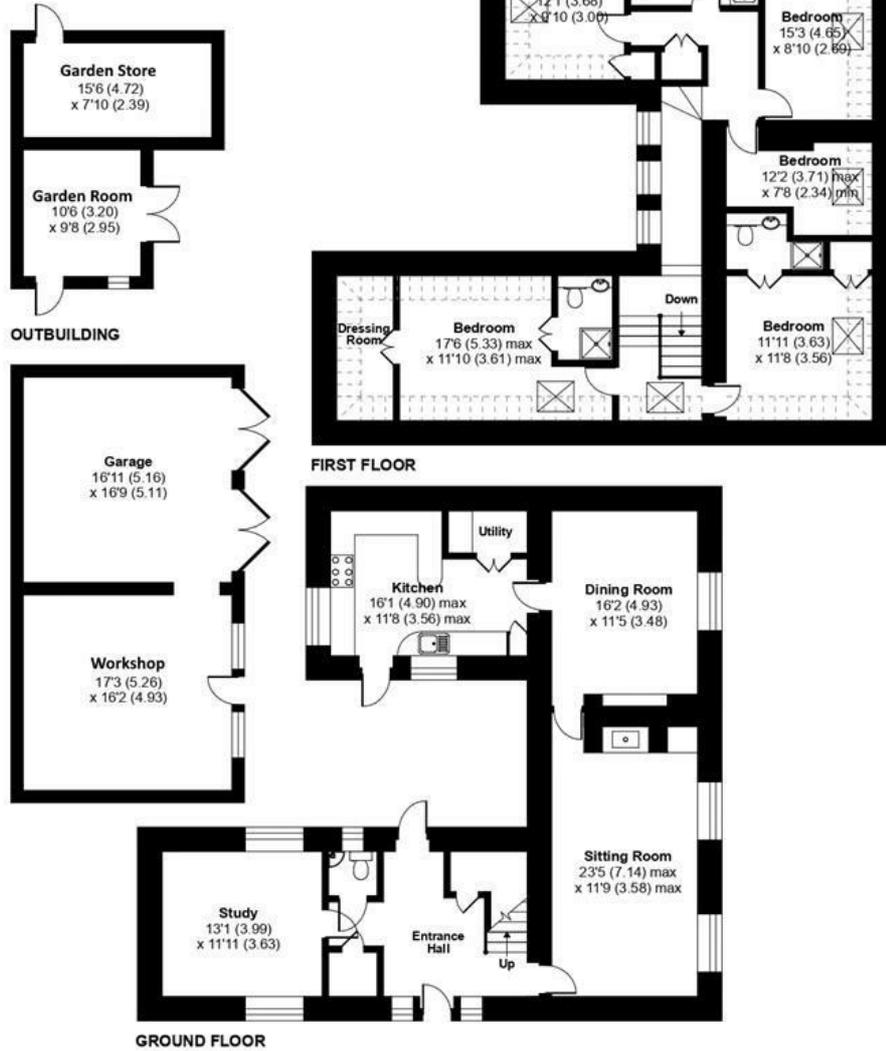
Broadmoor Lane, Okehampton

Approximate Area = 1951 sq ft / 181.2 sq m
 Including Limited Use Area(s) = 303 sq ft / 28.1 sq m
 Garage = 586 sq ft / 54.4 sq m
 Outbuilding = 232 sq ft / 21.5 sq m
 Total = 3072 sq ft / 285.3 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richecom 2022. Produced for Jackson-Stops. REF: 912667

These particulars are a guide only and should not be relied upon for any purpose.

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| Energy Efficiency Rating | | Current | Potential |
|--------------------------|-----------|---------|-----------|
| (92-100) A | (81-91) B | (67) | (74) |
| (74-80) C | (55-60) D | | |
| (49-73) E | (35-44) F | | |
| (1-48) G | | | |

Net energy-related - higher savings costs

England & Wales EU Directive 2002/91/EC

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