



Corscombe Barn



SITUATION

Corscombe Barn occupies an enviable location within the small hamlet of Corscombe having the benefit of a semi rural location, yet being within easy access of Okehampton town, railway station and the A30 dual carriageway. The Dartmoor National Park is easily accessible from the property and offers hundreds of square miles of superb unspoilt scenery with opportunities for riding, walking and outside pursuits. The nearby town of Okehampton has an excellent range of locally and nationally owned shops and businesses together with three supermarkets including a Waitrose. The town has schooling from infant to A-level standard, together with sports and leisure facilities including thriving rugby and football clubs as well as tennis, squash and bowls. The cathedral and university city of Exeter is easily accessible via the A30 dual carriageway and provides an extensive shopping centre together with international airport, M5 motorway, mainline rail connections.

DESCRIPTION

Corscombe Barn is offered in excellent order throughout and has a cottage style feel, being full of character with a wealth of exposed timbers and beams. The property was converted in the late 1990's and is of cob and stone construction under a thatched roof. The barn is heated by means of oil, via a Heritage cooking and heat range and there are double glazed windows and doors. The gardens are a particular feature of the property, having been delightfully maintained. These areas include, an extensive lawned area with established beds and borders, featuring a summer house overlooking the lawns and down over the stream to the woodland beyond. There is an enclosed fruit and vegetable garden and areas of orchard. Together with a woodland area and a spring fed nature pond. Further benefits include, areas of off road parking, a green oak, double garage with adjoining utility/boot room, garden shed, greenhouse and potting shed. The total plot extends to approximately 0.75 acres.

ACCOMMODATION

Via double glazed door to ENTRANCE PORCH: Fitted shoe racks, window surrounds and door to ENTRANCE HALL: Tiled floor, understairs storage cupboard, double glazed picture window to rear elevation, door to CLOAKROOM: Comprising WC, wash hand basin with tiled splash backs, tiled floor, extractor fan. KITCHEN/DINING ROOM: Matching range of grey fronted base cupboards and drawers, timber work surfaces over. Matching wall mounted cupboards and tiled surrounds. Heritage oil fired cooking and heat range supplying central heating with extractor hood over. Fitted butler sink with mixer tap over, plumbing and space for washing machine, integral dishwasher, fitted cupboard, stripped wood floorboards. Double aspect windows, space for large dining table with French doors opening to the gardens. SITTING ROOM: Double glazed window to rear, fireplace with inset electric fire, exposed beams and door to garden.

FIRST FLOOR LANDING: Window to rear. Built in airing cupboard with hot water tank and linen shelving. Doors to, BEDROOM 3: With double glazed window to front, exposed timbers. BEDROOM 2: Wealth of exposed timbers, low level windows with attractive aspect over garden, fitted wardrobe cupboards to one wall with adjoining shelf and storage cupboard under. BEDROOM 1: An attractive room with vaulted A-frame ceiling, offering a double aspect and access to the loft space. BATHROOM: White heritage suite comprising

Okehampton 3 Miles, A30 1 Mile. Exeter 24 Miles.

A delightful detached residence , occupying an enviable semi rural location, set in gardens and grounds of 0.75 acres.

- Kitchen/Dining Room
- Sitting Room
- Three Bedrooms
- Bathroom and Cloakroom
- Delightful Gardens
- Garage and Outbuildings
- 0.75 Acre Plot
- Freehold
- Council Tax Band F
- EPC Band F

panelled bath with Victorian mixer tap and shower attachment, tiled surrounds, pedestal wash hand basin with tiled splash backs, high level cistern, corner shower cubicle with mixer shower, heated towel rail.

OUTSIDE

Corscombe Barn is approached via a brick paved entrance with granite stone pillars. An electric five bar gate opens to an extensive gravelled parking and turning area with concrete hardstanding to side. Twin bay green oak open fronted GARAGE with sensor light and power connected, boarded storage space over, adjoining is a most useful UTILITY/BOOT ROOM. An enclosed area to the side incorporates the sewage treatment plant with a range of compost bins and log storage area. Beyond is a productive, well stocked and enclosed vegetable and fruit garden, with five raised beds, fruit cage, Victorian GREEN-HOUSE with power and POTTING SHED. Further GARDEN SHED with power connected. Immediately in front of the property, is a cottage garden with well stocked flower beds and borders, gravelled pathways and numerous seating areas. Beyond is an extensive area of lawn with established flower beds and borders and an area of orchard. There is an attractive SUMMERHOUSE which overlooks the gardens and woodland, whilst below is a boardwalk and bog garden with gunnera, primula candelabra and iris. Beyond is a woodland garden with well stocked flower beds and borders, with barked pathways and a spring fed wildlife pond and stream forming the eastern boundary. The garden has the added benefit of having a automatic lawn mower which is included in the sale of the property.

SERVICES

Mains electricity and water. Sewerage treatment plant drainage (2018) Oil fired central heating. Mobile Coverage: Indoors limited (Three), Outdoors. EE, Three and O2 likely (Ofcom) Broadband Coverage: Standard up to 4Mbps. (Ofcom) Present vendor uses Airband (believed to be in the region of 30Mbps).

DIRECTIONS

For SAT NAV purposes, the postcode is EX20 1SD what3words pushover.slicer.pest

Guide Price £550,000

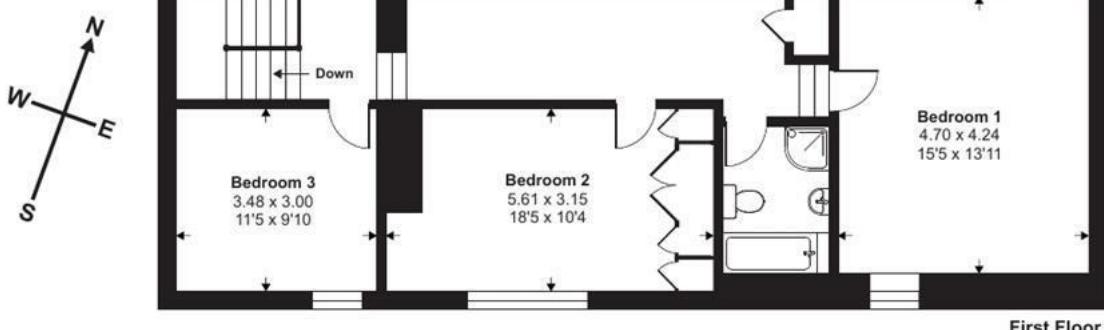
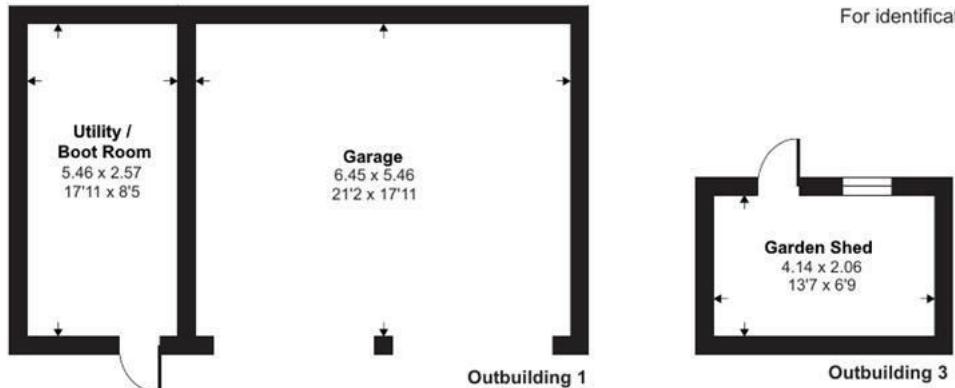


Approximate Area = 1614 sq ft / 149.9 sq m (excludes carport)

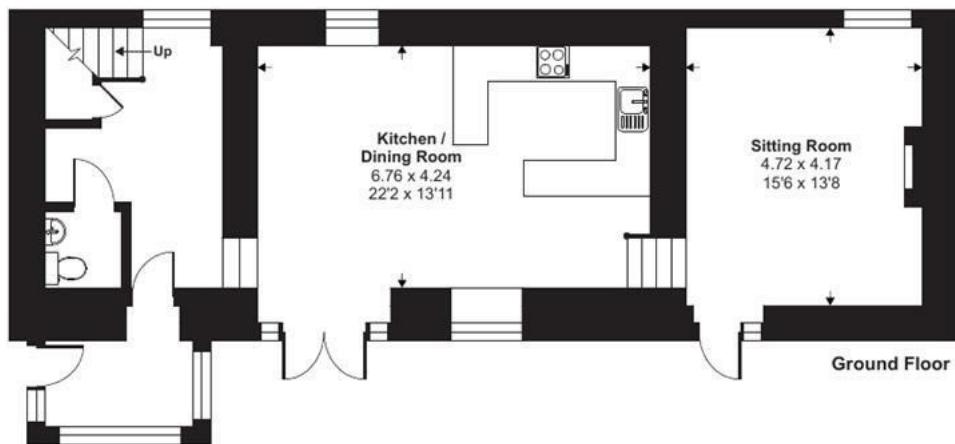
Outbuilding(s) = 250 sq ft / 23.2 sq m

Total = 1864 sq ft / 173.1 sq m

For identification only - Not to scale



First Floor

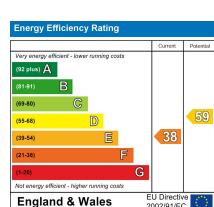


Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1269577

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11 Charter Place, Market Street, Okehampton, Devon, EX20 1HN

01837 659420

okehampton@stags.co.uk

stags.co.uk