



Barn Cottage, Townleigh Farm







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Lewdown, Okehampton, Devon, EX20 4DE

Lewdown 2.1 miles - Lifton 4.1 miles - Launceston 7.3 miles

A stunning example of a traditional barn conversion with beautiful features and extensive outdoor amenities including a paddock, stable block and various other outbuildings

- Stunning Vaulted Sitting Room
- Beautiful Character Features
- Stable Block
- Peaceful Yet Accessible
- Tenure: Freehold
- Open Plan Kitchen/Breakfast Room
- Range of Outbuildings
- Pasture Paddock/Walled Garden
- Ample Off Road Parking
- Council Tax Band: D

Guide Price £595,000

Stags Launceston

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SITUATION

The property is positioned within a handful of similar character properties in an extremely peaceful yet very accessible location less than 1 mile from the A30. The village of Lewdown lies approximately 2 miles away, with its post office/general store catering for day-to-day needs, primary school and public house, whilst the bustling Devonshire village of Lifton is approximately 4 miles away with similar amenities but also offering a doctors' surgery, the well-respected Arundell Arms and Strawberry Fields Farm Shop. The larger towns of Okehampton, Launceston and Tavistock are all approximately 10 miles away and offer a further comprehensive range of leisure and retail facilities.

DESCRIPTION

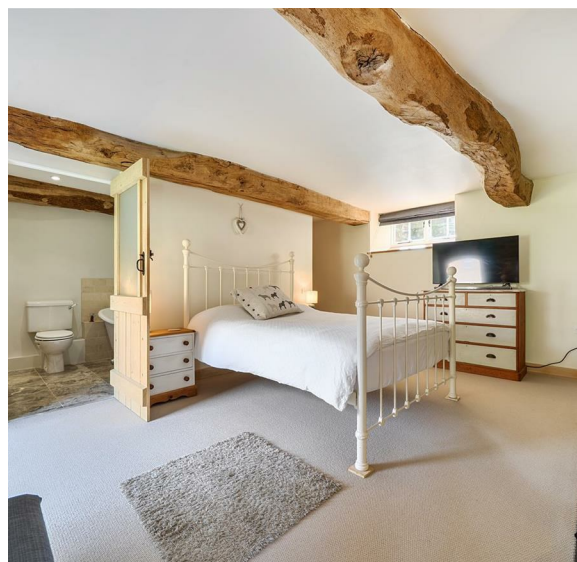
A beautifully presented barn conversion in immaculate condition, showcasing a wealth of traditional character features, complemented by extensive outdoor amenities including a pasture paddock, formal gardens, a stable block, and a variety of outbuildings. The property adjoins a neighboring cottage forming part of the former Devonshire Farmstead, yet is extremely private with a well-enclosed paddock and bordered by private gardens. The barn has undergone a range of internal and external home improvements during the current ownership and viewings are recommended to fully appreciate the property.

ACCOMMODATION

The accommodation throughout the barn beautifully showcases a wealth of traditional features typically offered from a quality conversion. From vaulted ceilings and striking A-frame beams to slate flooring and exposed stonework, the property exudes warmth and character, further enhanced by wood-burning stoves and Velux windows that flood the interiors with natural light. A combination of timber and upgraded aluminium-framed windows and doors, all double-glazed, complements the blend of slate and wooden flooring found throughout.

The kitchen/breakfast room is a particularly attractive space, centered around a superb exposed timber beam, with slate flooring, Velux windows, and a comprehensive range of fitted units. There is ample space for appliances, with several available by separate negotiation. The sitting room is a superb, versatile living area, thoughtfully arranged around a wood-burning stove, with ample room for both relaxed seating and a dining area to one end. Additional ground floor accommodation includes a study/office, a cloakroom/WC, and a mezzanine level providing useful overflow space.

The lower ground floor benefits from underfloor heating and enjoys direct access to the rear gardens from both bedrooms and the hallway. There are two well-proportioned double bedrooms, each continuing the home's characterful theme and presented to an exceptional standard, with the principal bedroom featuring a generous en-suite bathroom. The family bathroom is fitted with a bath and shower over, while a separate utility room provides space and plumbing for a range of white goods.





OUTSIDE

The property is accessed via a stone driveway which leads around the complex of properties. The majority of the track is privately owned, with ample hard standing for vehicles of various sizes. The lawned gardens that immediately adjoin the property are mainly laid to lawn with a patio seating area and a variety and well positioned shrubs and trees. These gardens offer a perfect space for kids and pets being completely enclosed by walled and fenced boundaries. The stable block is complete with a large, covered carport, power and light connected along with a concrete and gated enclosure. There is a copse and additional wooden outbuilding, with further access to the paddock. The paddock is completely enclosed by a mixture of boundaries including a beautiful red brick wall which features beautifully trained espalier trees. There is a pretty Cider house with a mezzanine level, insulated flooring and power and light connected, and a further separate outbuilding in the paddock currently used as a gym. The paddock offers a fantastic space for a variety of uses complete with a small field shelter and storage building.

SERVICES

Mains electricity and water. Private drainage via shared (with one neighbour) septic tank. Oil fired central heating. Broadband availability: Standard ADSL, Mobile signal: voice and data available (Ofcom). Please note the agents have not inspected or tested these services. The property is sold subject to all local authority charges.

VIEWINGS

Strictly by prior appointment with the vendors' appointed agents, Stags.

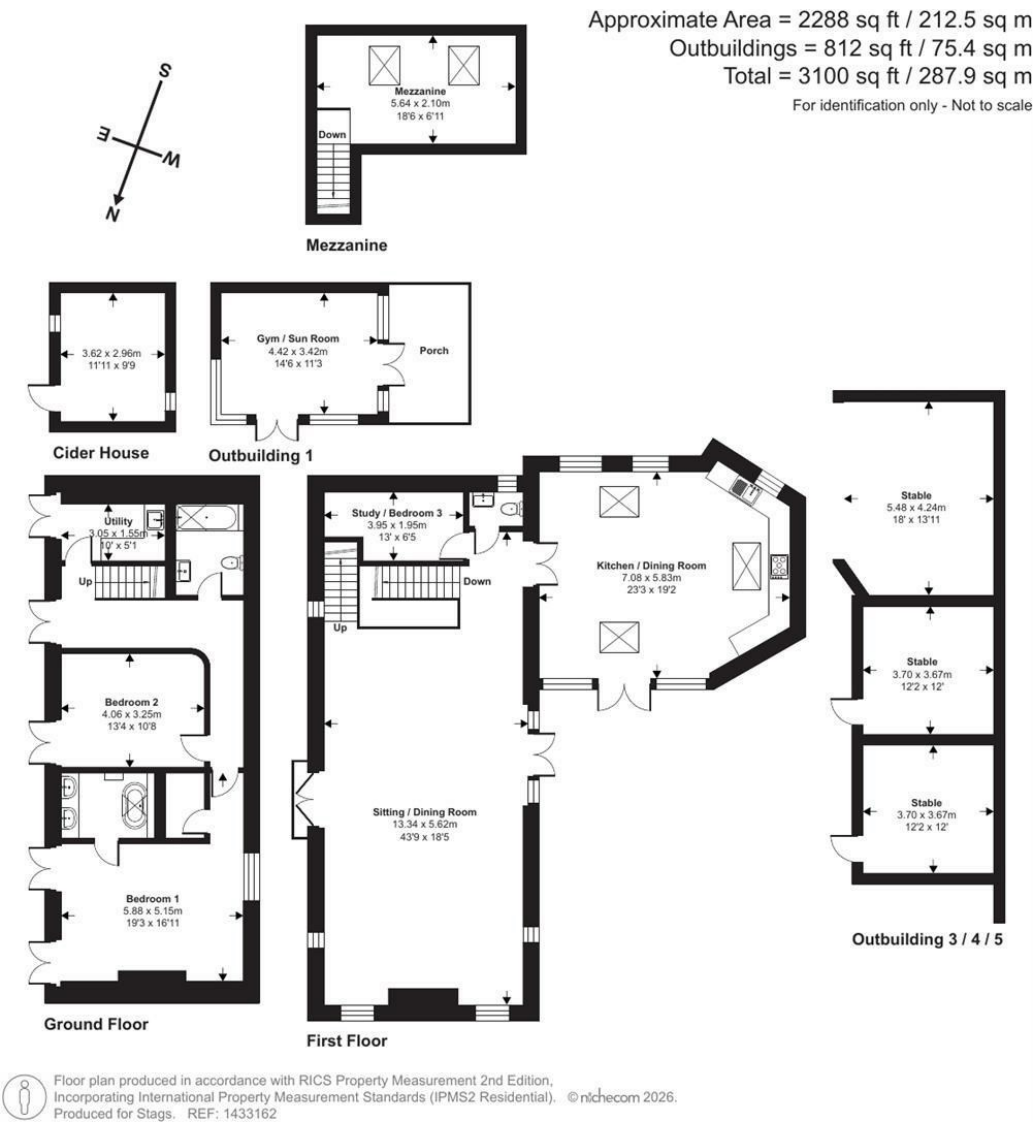
DIRECTIONS

From Launceston, head east on the A30 following the signs towards Okehampton. After approximately 7 miles, take the exit towards Broadwoodwidge and at the junction, turn right crossing over the dual carriageway. Take the first left heading back towards Launceston and before joining the A30, turn right. Follow this lane for approximately 0.6 miles where the entrance to the barns will be found on the righthand side.

what3words.com: ///noun.woven.detect



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 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



