

mansbridgebalment

Tolley Barn, Halwill, Beaworthy, Devon. EX21 5UQ

£650,000



www.mansbridgebalment.co.uk

- **Stunning Detached Barn Conversion**
- **4/5 Bedrooms 3/4 Receptions**
- **Private 2-storey Garage & Barn**
- **Approx. 3.5 Acres**
- **Superb Rural Views**
- **Well Stocked Amenity Pond**
- **Private South Facing Grounds**
- **Viewing Recommended**

A stunning detached barn conversion set within private south facing grounds of approximately 3.5 acres with superb views of surrounding countryside, mature gardens, paddocks, barn and 2-storey double garage.

SITUATION

The property is situated in a tucked-away private location in south-facing grounds of approximately 3.5 acres and located in the quiet hamlet of Halwill, which is on the outskirts of the rural village of Halwill Junction. The market towns of Holsworthy and Okehampton are some 8 miles and 12 miles distant respectively and the popular North Cornish coastal resort of Bude is approximately 18 miles away. Halwill Junction is approximately 1 mile from the residence and benefits from a new Primary School, Village Hall, Post Office, Newsagents/General Store, Hairdressers, Public House, places of worship and regular bus service. Education is well catered for with the well acclaimed Shebbear College being some 8 miles distant from the property and both Holsworthy and Okehampton Colleges are within the catchment area. Local leisure facilities include swimming pools and leisure centres at Okehampton and Holsworthy and golf courses at Okehampton, Ashbury and Holsworthy. Good outriding includes bridlepaths and, for the sailing enthusiasts, Roadford Lake is about 6 miles away. The Cathedral City and County Town of Exeter is about 40 miles to the east. The Dartmoor National Park provides superb walking and riding, whilst the North Cornish and Devon coasts are within easy driving distance.

DESCRIPTION

A stunning detached barn conversion, which is presented in excellent order, both internally and externally. The accommodation briefly comprises a lovely country-style kitchen/breakfast room with integrated appliances and double doors to garden; large utility room; family room/dining room; play room/bedroom 5; office and a delightful dual aspect sitting room with feature fireplace and wood-burner. To the first floor is a spacious landing with doors to four further double bedrooms with the master bedroom having an en suite shower room. There is also an impressive family bath/shower room with rolltop bath and electric underfloor heating. The property has recently updated double glazing to all windows and doors throughout and oil-fired central heating. The property is approached via a gravelled driveway which serves two other properties but ends at the property, offering a high degree of privacy and seclusion. There is an extensive gravelled driveway providing off-road parking for numerous vehicles which leads to a large double garage which has stairs rising to a second storey and offering a large room which could offer a multitude of uses. There is also a large agricultural storage barn with loose box and power and lighting connected. There are three paddocks, varying in size, one of which has a well stocked amenity pond with fish including carp, tench, roach and Golden Rudd. There are extensive well tended south-facing gardens with delightful views over the surrounding countryside, forestry and on to Dartmoor. The property sits in grounds of approximately 3.5 acres in total. We are delighted to be appointed as Sole Agents for the sale of this high quality property and viewing is essential.

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

The accommodation, together with approximate room sizes, is as follows:

Solid wood stable door leading into:

UTILITY ROOM

12' 5" x 8' 9" (3.79m x 2.69m)

Window to front; extensive range of solid wood floor mounted kitchen storage units with rolltop work surfaces; enamel sink and drainer with mixer tap; oil-fired boiler for central heating and hot water; appliance space and plumbing for washing machine, tumble drier, etc.; tiled flooring; radiator; hatch to loft space; hanging space for coats; central ceiling light. Door to:

HALLWAY

A spacious T-shaped hallway with storage cupboard with light and shelving; window to front and rear; two radiators; smoke alarm; stairs to first floor landing. Doors to:

KITCHEN/ BREAKFAST ROOM



21' 8" x 11' 10" (6.62m x 3.62m)

A superb triple aspect country-style kitchen with windows to front and side, and double doors leading to rear garden offering excellent views to surrounding countryside. An extensive matching range of solid oak wall and floor mounted kitchen units with heat resistant light tops and one and a half bowl enamel sink with mixer tap; lovely feature fireplace with inset Stoves range style electric and LPG gas cooker; large American style fridge/freezer with water dispenser and ice maker; slate tiled flooring;

integrated dishwasher; radiator; ample space for dining table; hatch to loft space. Double doors to:

**FAMILY ROOM/
DINING ROOM**



14' 10" x 13' 4" (4.53m x 4.08m)

Window to rear with lovely views over garden to surrounding countryside; exposed timber ceiling beams; door to hallway.

**PLAY ROOM/
BEDROOM FIVE**



16' 7" x 9' 1" (5.07m x 2.79m)

Window to front; double doors leading to lawned front garden and patio; hatch to loft space; radiator; telephone point.

OFFICE

13' 6" x 6' 9" (4.14m x 2.08m)

Window to rear overlooking garden and views to surrounding countryside; radiator; two telephone points.

SITTING ROOM



20' 2" x 16' 2" (6.15m x 4.95m)

A delightful dual aspect room with double doors to both front and rear aspect and windows to front and rear; exposed timber flooring; two radiators; feature stone-built fireplace with inset multi-fuel burner on slate hearth; exposed timber ceiling beams; TV point and telephone point.

SHOWER ROOM

11' 11" x 3' 9" (3.65m x 1.16m)

Obscure glazed window to rear; a matching white suite comprising low level WC, wash hand basin, large walk-in shower cubicle with electric shower; tiled flooring; extensively tiled walls; radiator; spotlight lighting.

FIRST FLOOR

LANDING

A spacious dual aspect landing with windows to front and rear; triple-doored storage cupboard with hanging space and shelving; large Airing Cupboard with radiator, slatted shelving and light; hatch to loft space; two radiators; smoke alarm. Doors to:

MASTER BEDROOM



14' 9" x 10' 0" (4.52m x 3.07m)

Window to rear with delightful views over garden, surrounding country side and on to Dartmoor; radiator; TV and telephone point. Door to:

EN SUITE SHOWER ROOM

Skylight window to front; matching white suite comprising low level WC, pedestal wash hand basin, corner shower cubicle with electric shower fitted; fully tiled walls; tiled flooring; radiator; spotlight lighting; extractor fan.

BEDROOM TWO

14' 1" x 13' 6" (4.3m x 4.13m)

Window to rear with superb views over garden, surrounding countryside and Dartmoor; radiator.

BEDROOM THREE



13' 5" x 8' 11" (4.1m x 2.72m)

Window to rear with excellent views over garden, surrounding countryside and on to Dartmoor; radiator.

BEDROOM FOUR

14' 3" x 7' 7" (4.35m x 2.32m)

Window to rear with excellent views over garden, surrounding countryside and on to Dartmoor; radiator.

BATH/SHOWER ROOM



15' 0"(max) x 6' 3" (4.58m x 1.91m)

Skylight window to front. An impressive bathroom with 4-piece matching white suite comprising low level WC, wash hand basin on chrome legs with storage shelf beneath; rolltop bath with central taps, large fully tiled shower cubicle with electric shower; further obscure glazed window to front; fully tiled walls; heated towel rail; spotlight lighting; tiled flooring with electric underfloor heating; extractor fan.

OUTSIDE

The property is approached via a gravelled driveway and entered through a wooden 5-bar gate into a large gravelled driveway which offers off-road parking for numerous vehicles. To the front of the property are attractive well tended gardens with large shaped lawns with flowerbed borders, brick-paved patio leading from the sitting room and play room which provides a very pleasant seating area; brick-paved pathway to side. There is courtesy lighting to all sides of the property and a wall mounted outside tap.

To the rear is a beautiful south-facing private garden, bordered by well maintained post and rail fencing, enjoying some stunning views over the nearby countryside, the forestry and Dartmoor. There is a large gravelled seating area from the sitting room and kitchen where one can sit and enjoy the south-facing views. The rear garden is predominantly laid to a large level well tended lawn with extensive flowerbed borders. From this area of garden an archway leads through to a further lawned garden offering a high degree of privacy, seclusion and tranquillity. The remainder of the grounds are made up of three gated paddocks as follows:

PADDOCK ONE

The smallest of the three paddocks, with two 5-bar gates to either end giving access to the gravel driveway and also a gate into:



PADDOCK TWO

Extensive cut lawn and large amenity pond which is well stocked with a variety of carp, tench, roach, Golden Rudd, etc and a central island with duck house.

BARN

20' 0" x 19' 9" (6.11m x 6.04m)

Of block, timber and galvanised steel construction with concrete floor and loose box.

DOUBLE GARAGE



30' 3" x 19' 10" (9.23m x 6.07m) An impressive double garage with power, lighting and water connected. Two sets of double wooden doors and further pedestrian door to side; window to side; concrete floor. Stairs to:

STUDIO ROOM

30' 3" x 19' 10" (9.23m x 6.07m)

A useful dual aspect room with two windows to both gable ends giving views over the neighbouring countryside; four half-size doors giving access to eaves storage; ceiling mounted spotlights; hatch to loft space; power and lighting connected. This room and the entire garage offer a multitude of uses.

PADDOCK THREE

A gated and fenced and hedged paddock extending to approximately 2 acres.



SERVICES

Mains water (not metered). Private drainage via septic tank. Mains electricity. Oil-fired central heating.

OUTGOINGS

We understand this property is in band F for Council Tax purposes (Torrige District Council, PO Box 24, Bideford, Devon, EX39 2YS. Tel 01237 428900).

VIEWINGS

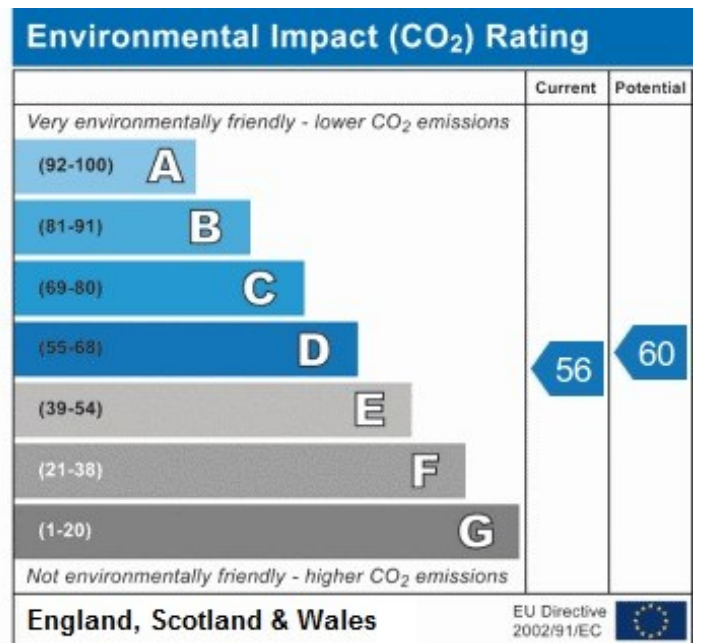
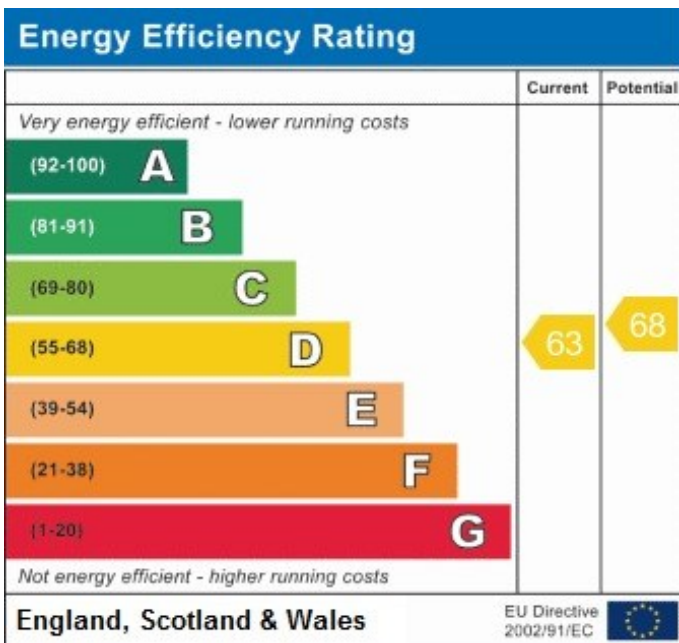
Strictly by appointment with MANSBRIDGE BALMENT, Okehampton Office on 01837 52371.

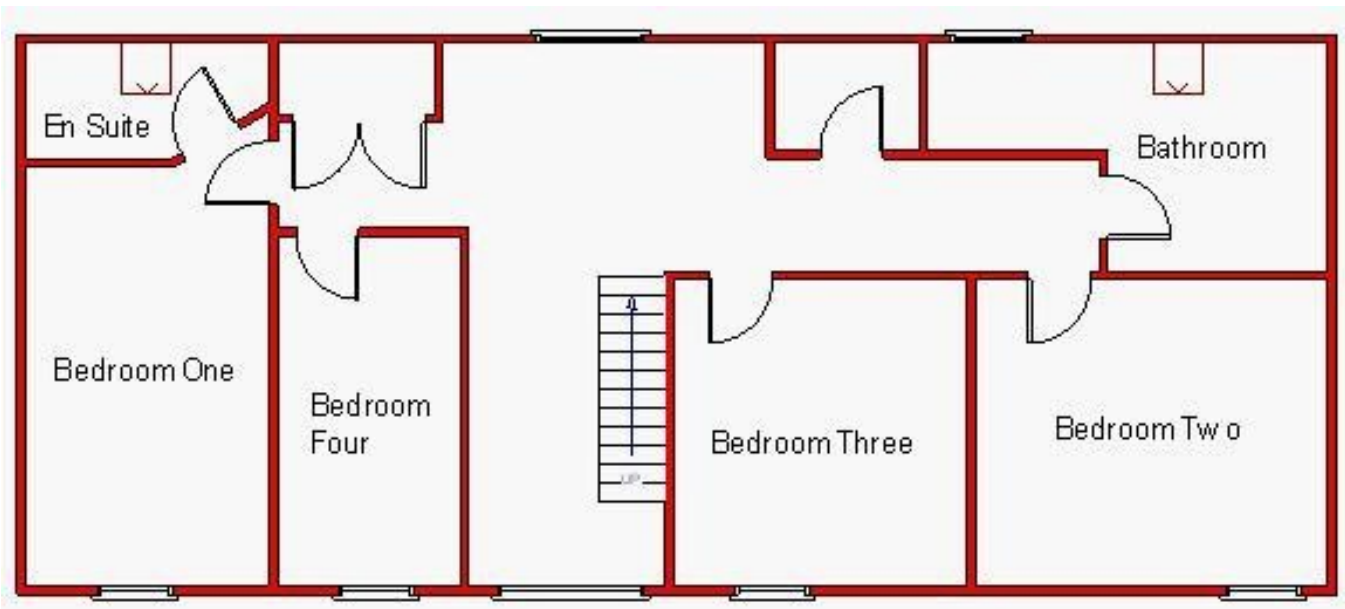
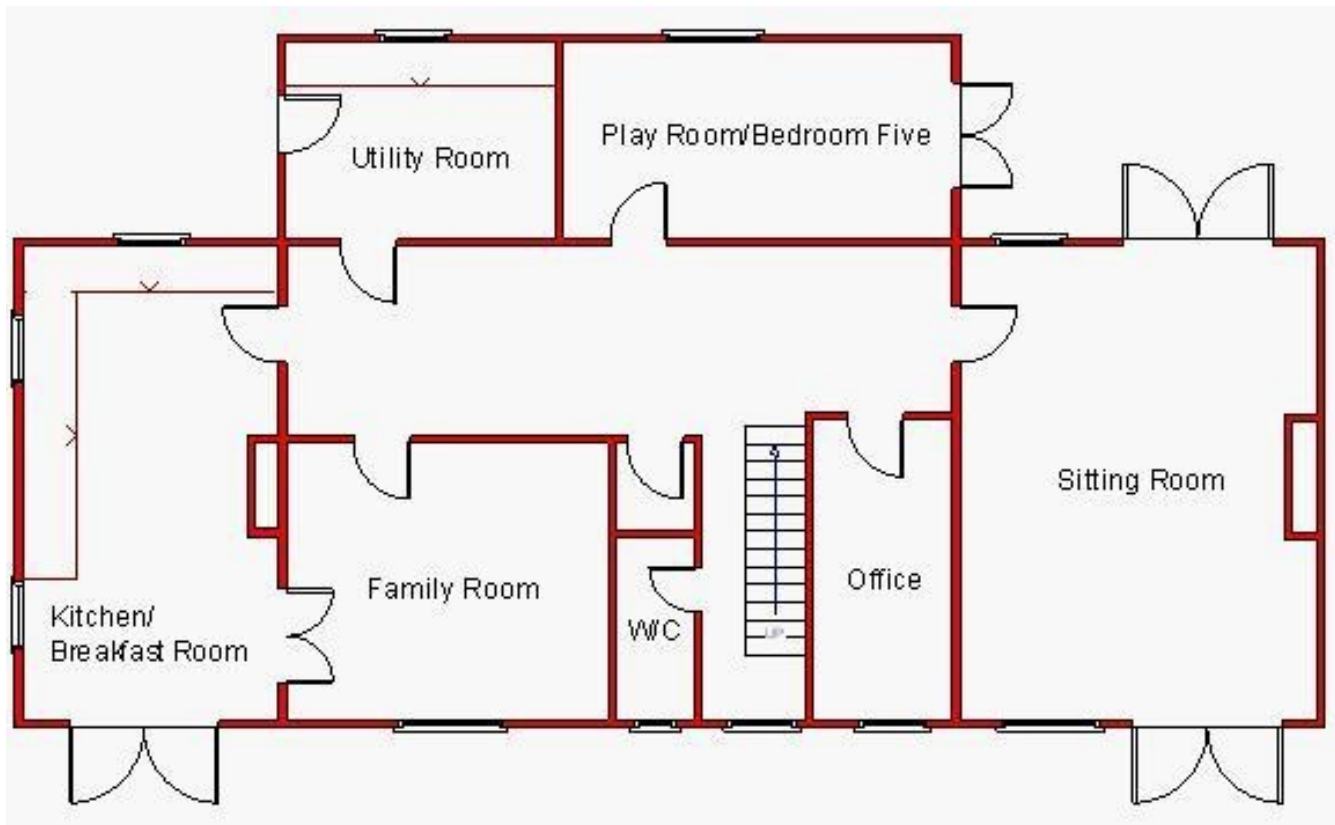
AGENTS NOTE

Provision has been made for cabling for the installation of electric gates.

DIRECTIONS

From our offices in Okehampton proceed in a westerly direction leaving the town via New Road. After approximately 1 mile turn right onto the A3079, signposted towards Halwill Junction, Holsworthy, Bude, etc. Follow this road for 12 miles until reaching the village of Halwill Junction. Continue on the A3079 leaving the village and after approximately 1 mile take the turning left, signposted to Halwill. Upon entering the hamlet of Halwill you will see Barn Park Residential Home on your right hand side. Passing Barn Park take the second turning right and proceed to the bottom of the driveway where the property will be found where the drive way terminates.





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