







# BADGER BARN

Hatherleigh, Okehampton EX20 3LS

*Detached and extended barn conversion,  
in a quiet rural location approximately one mile from the town*

Completed to Very High Standard

Three Bedrooms

30ft Living Room with Feature Fireplace

Detached Annexe

Approximately 1.7 Acres

Stable Block & Pole Barn

**Guide £650,000**



Unit 17 Charter Place,  
Red Lion Yard,  
Okehampton,  
Devon,  
EX20 1HN

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1  
+ Annexe



1  
+ Annexe



### SITUATION AND DESCRIPTION

The property is situated in a quiet peaceful location approximately 1 mile from the centre of the former market town of Hatherleigh.

Hatherleigh is favoured for its interesting mix of period properties along its medieval streets, its active community and close proximity to Dartmoor, the A30 and the delightful surrounding countryside. The town enjoys a good range of local amenities including a variety of shops, pubs, restaurants, local businesses and a community hall. There is also a variety of thriving sport and leisure activities

Okehampton lies on the northern edge of Dartmoor National Park. It is approximately 30 miles from both the north and south Devon coasts. There are superb local beauty spots where one may enjoy walking, riding and fishing. The shopping area contains several banks and supermarkets as well as many interesting locally owned shops. Primary and secondary education is well catered for in local schools. The recreation ground and park contains, amongst other things, a covered heated swimming pool. Most sports are available including 18 hole golf course, squash courts, indoor rifle range and thriving rugby and soccer clubs. A further 23 miles to the East lies the cathedral city of Exeter with its extensive range of high street shops and the region's main airport.

A delightful extended barn conversion completed to a very high standard with the use of natural oak being apparent throughout. The works completed are complementary to the building's character and offer spacious well appointed accommodation which in brief comprises, entrance hall; shower room; bedroom three/study; kitchen/breakfast room; delightful open plan lounge/dining room with vaulted ceiling and to the first floor are two double bedrooms and a bathroom.

There is a detached annexe with open plan accommodation and shower room, ideal for guests or dependent relatives. Parking is plentiful and for those keen on equine pursuits the property has a 15 stall stable block and large pole barn with planning permission to replace.

Gardens and paddock amount to approximately 1.7 acres and further land is available by negotiation.

This is a delightful barn which has been sympathetically restored and should be viewed to be appreciated.



### ACCOMMODATION:

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 current accommodation dimensions are as follows:

Part-glazed front entrance door leads to:

#### **ENTRANCE HALL**

12' 5" x 7' 8" (3.81m x 2.35m)

Staircase to first floor; authentic oak flooring; radiator; doors to:

#### **BEDROOM THREE/STUDY**

13' 6" x 10' 9" (4.14m x 3.3m)

Dual aspect; authentic oak flooring; radiator.



#### **SHOWER ROOM**

9' 9" x 5' 4" (2.99m x 1.63m)

Window to rear; rectangular shower tray and enclosure with mains shower attachment; table mounted wash handbasin with drawers and shelf under; close coupled WC; oak flooring; downlighters; heated towel rail.

#### **KITCHEN/BREAKFAST ROOM**

15' 7" x 12' 9" (4.76m x 3.91m)

Two windows to front; butler sink and drainer; appliance space for range cooker; appliance space for American-style fridge/freezer; range of pine base units under cedar worksurface; space for extensive range of freestanding units; oak flooring; extractor fan; radiator; glazed panelled door to:

#### **LIVING ROOM**

30' 2" x 16' 1" (9.22m x 4.91m)

Dual aspect with multiple windows to front and rear; part-glazed doors to rear; attractive vaulted ceiling; feature fireplace with oak surround; slate hearth and polished granite mantel; oak flooring; two radiators.

Return to entrance hall with staircase to:

#### **FIRST FLOOR:**

#### **LANDING**

Oak flooring; exposed timbers; Velux rooflight; radiator; doors to:

#### **BEDROOM TWO**

13' 4" x 11' 3" (4.07m x 3.43m)

Dual aspect windows to front; Velux rooflight to rear; natural pine flooring; radiator.

#### **BATHROOM**

13' 5" x 5' 7" (4.09m x 1.72m)

Velux rooflight to rear; oak flooring; exposed timbers; freestanding claw foot bath; close coupled WC; table mounted wash handbasin with shelf and cupboard under.

#### **BEDROOM ONE**

14' 4" x 11' 7" (4.38m x 3.55m)

Dual aspect window with shutters to side; Velux rooflight to rear; extensive range of fitted wardrobes behind oak doors; exposed timbers; oak flooring; radiator.



**ANNEXE:**

25' 0" x 19' 1" (7.64m x 5.83m)  
A former granary now offering open plan accommodation;  
dual aspect with central heating and door to:

**SHOWER ROOM**

6' 6" x 5' 6" (1.99m x 1.70m)  
Window to rear; shower tray and enclosure with dual function  
and mains shower attachment; tiled walls; close coupled WC;  
oak flooring; heated towel rail.



**OUTSIDE**

The private driveway is accessed from the nearby country lane and leads to an extensive concrete parking and turning area where in turn the accommodation is approached via two steps to the main entrance.

**THE GARDENS**

To the rear and accessed by cobbled steps is a terraced garden which offers enormous potential and extends onto the private driveway.



**PADDOCK**

Immediately adjoining the stables and pole barn and accessed by a five-bar gate is a secure paddock of approximately half an acre, gently sloping to the property's boundary fence.



**AGENTS NOTE**

Further grazing land available by separate negotiation.

**STABLES**

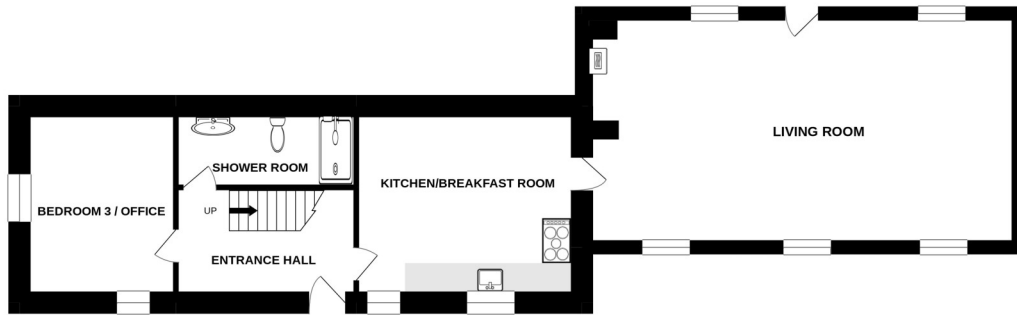
Of concrete block construction under corrugated profile roof with concrete floor, currently comprising 15 stalls with power and lighting connected. Currently housing a utility room with laundry facilities.

**POLE BARN**

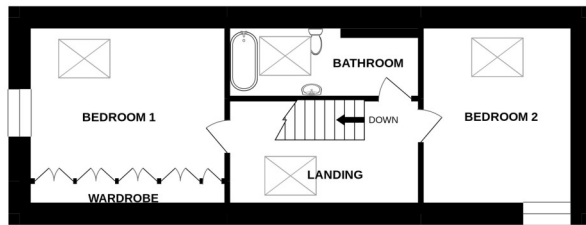
Substantial agricultural building with planning consent to replace.



GROUND FLOOR  
1014 sq.ft. (94.2 sq.m.) approx.



1ST FLOOR  
527 sq.ft. (49.0 sq.m.) approx.

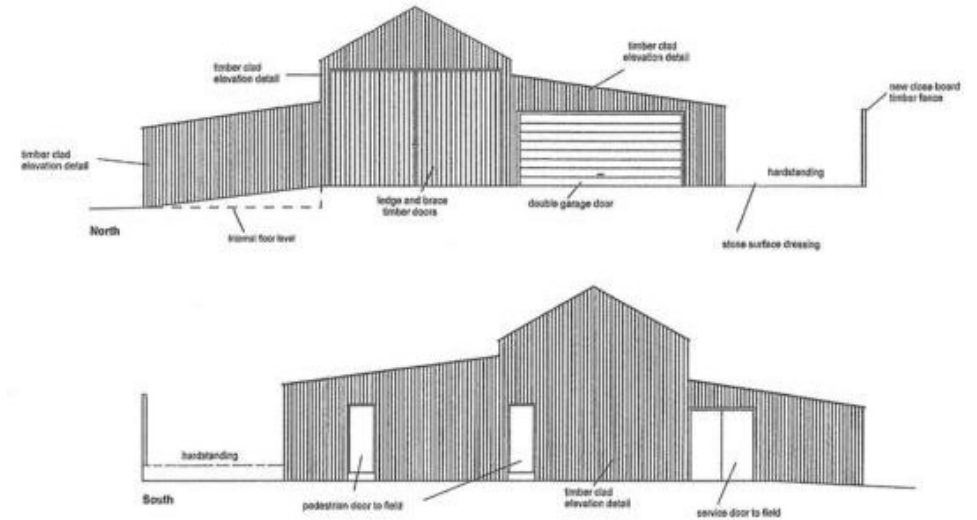


THE ANNEXE  
478 sq.ft. (44.4 sq.m.) approx.



TOTAL FLOOR AREA : 2019 sq.ft. (187.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Plan of Proposed Replacement Barn

### OUTGOINGS

The property is in band 'C' for council tax purposes

### SERVICES

Mains electricity, water (sub meter). Private shared drainage system. Oil-fired central heating and hot water.

### VIEWINGS

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

### DIRECTIONS

From Okehampton join the A386 following the signposts for Hatherleigh. Continue for approximately 7 miles and at the mini-roundabout on the town's outskirts continue around the roundabout and back on the A386 towards Okehampton. Continue past the football ground on your right hand side and after approximately 100 yards turn right onto a farm track, signed as a bridleway. Proceed for approximately half a mile where take a right turn following the sign for Lower Essworthy and immediately turn left onto the property's private driveway which leads down to the property itself.

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**EPC RATING 31 BAND F**

**O1202**

UNIT 17 CHARTER PLACE · RED LION YARD  
OKEHAMPTON · DEVON · EX20 1HN  
Tel: 01837 52371  
E: okehampton@mansbridgebalment.co.uk



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**\* PL19, PL20, EX20**