



mansbridgebalment

GERMANSWEEK

O.I.E.O £650,000





BANGORS BARN

Germansweek, Beaworthy, EX21 5AJ

A fine detached barn conversion, situated in a quiet rural location with views of the surrounding countryside and Dartmoor.

4 Bedrooms - Ensuite to Main Bedroom

2 Reception Rooms

Approximately 12 Acres of Land

Good Range of Outbuildings

Offers in Excess of £650,000



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

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SITUATION AND DESCRIPTION

This fine property is situated in a quiet rural location, a short distance from the pretty Devon village of Germansweek, accessed via a quiet lane and situated in a rural but not isolated position. Views to Dartmoor are superb and the property is within easy access of the A30 road network, approximately equidistant from Okehampton, Launceston and Holsworthy. The cathedral city of Exeter and the region's airport lie approximately 30 miles to the East. To the North is the popular coastal town of Bude with delightful beaches, coastal walks and a wide variety of shops.

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 a bank and supermarkets, including Waitrose, as well as many interesting locally owned shops. Primary and secondary education is well catered for in local schools. There is a primary school near by in the village of Halwill and the well regarded secondary school in Okehampton both of which can be reached by a free local bus service. 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.

An impressive detached barn conversion, situated in approximately 12 acres of land, enjoying some fine views of both the immediate surrounding countryside and also towards Dartmoor. The property has spacious and versatile accommodation, arranged over three levels and briefly comprises of: impressive galleried entrance hall with gothic arched entrance door and windows; a superb sitting room with large stone built fireplace and woodburner, exposed A-frame timbers and a door leading to the rear garden. Leading off of the sitting room is a large bedroom and a staircase leading to a further attic room, which is currently used a bedroom. The principal bedroom suite is the other side of the galleried entrance hall, with adjoining dressing room and impressive ensuite bath/shower room. To the ground floor is a dining room; a further double bedroom, which could offer other uses if so desired; a family bath/shower room; utility room and an impressive kitchen/breakfast room, with Stanley stove, which powers the oil-fired central heating and domestic hot water. There are Bosch integrated fridge, dishwasher and double electric oven and grill.

To the outside, the property has off-road parking for numerous vehicles, to both the front and rear, via two driveways. There is a substantial garage block and workshop, with adjoining office /gym, which could offer the prospective buyer a multitude of uses. To the rear of the property are two further outbuildings, one being a former piggery, currently used as storage with power and lighting connected, the other is a block built building which has been used in the recent past, as a bar/games room, with a kitchen area with fridge, and a store room to side. Adjoining this, is a patio seating area, with outside fireplace and undercover seating area. Again, this could offer a multitude of uses, including the conversion to secondary/letting accommodation, subject to the necessary planning consents being granted. There is a substantial garden area to the rear of the property, with patio and pond, offering good outlooks over the surrounding countryside and towards Dartmoor.

The land is predominantly pastureland consisting of two south-facing, sloping paddocks, which are bordered by stock-proofed fencing and vehicular gated access. Again, from the paddocks are excellent views of surrounding countryside and Dartmoor.

We are delighted to be appointed as sole agents for the sale of this unique property, and viewing is highly recommended to fully appreciate.





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

GROUND FLOOR

GALLERIED ENTRANCE HALL

16' 1" x 11' 10" (4.91 m x 3.62m)

SITTING ROOM

26' 3" x 14' 4" (8.02m x 4.38m)

BEDROOM THREE

16' 0" x 11' 10" (4.9m x 3.62m)

PRINCIPAL BEDROOM

16' 1" x 11' 11" (4.91m x 3.65m)

DRESSING ROOM

12' 2" x 9' 1" (3.73m x 2.79m)

ENSUITE BATH/SHOWER ROOM

12' 2" x 7' 8" (3.72m max x 2.34m)

FIRST FLOOR

ATTIC ROOM

16' 7" x 11' 11" (5.07m x 3.64m)



LOWER GROUND FLOOR

DINING ROOM

15' 2" x 14' 4" (4.63m x 4.38m)

KITCHEN/BREAKFAST ROOM

15' 2" x 13' 6" (4.63m x 4.13m)

BEDROOM TWO

12' 2" x 11' 6" (3.73m x 3.53m)

BATHROOM

9' 5" x 8' 9" (2.89m x 2.67m)

UTILITY ROOM

12' 1" x 6' 2" (3.7m x 1.9m)



OUTSIDE

The property has off-road parking for numerous vehicles, to both the front and rear, via two driveways.

GARAGE BLOCK

with power and lighting connected. Divided in to three bays:-

Bay 1 - 4.38m x 4.1m.

Bay 2 - 4.52m x 3.94m.

Bay 3 - 4.76m x 3.91m.

GYM/OFFICE

19' 5" x 11' 5" (5.94m x 3.5m) with power and lighting connected.

FORMER PIGGERY

With power and lighting and connected.

Divided in to three sections.

Section 1 - 5.24m x 4.92m max.

Section 2 - 4.97m x 4.92m max.

Section 3 - 5.11m x 4.87m max.

OUTBUILDING

A versatile building which in the past has been used as an entertainment room, now used for storage. This building and also the garage block and gym offer the prospective buyer a multitude of potential uses, including secondary accommodation / letting potential (STP).

With: Kitchen and Bar - 3.04m x 2.09m.

Games Room 5.89m x 3.84m.

Office/Bedroom 3.13m x 2.92m.



SERVICES

Mains water, private drainage, mains electricity. Oil-fired central heating.

OUTGOINGS

We understand this property is in band ' D ' for Council Tax purposes.

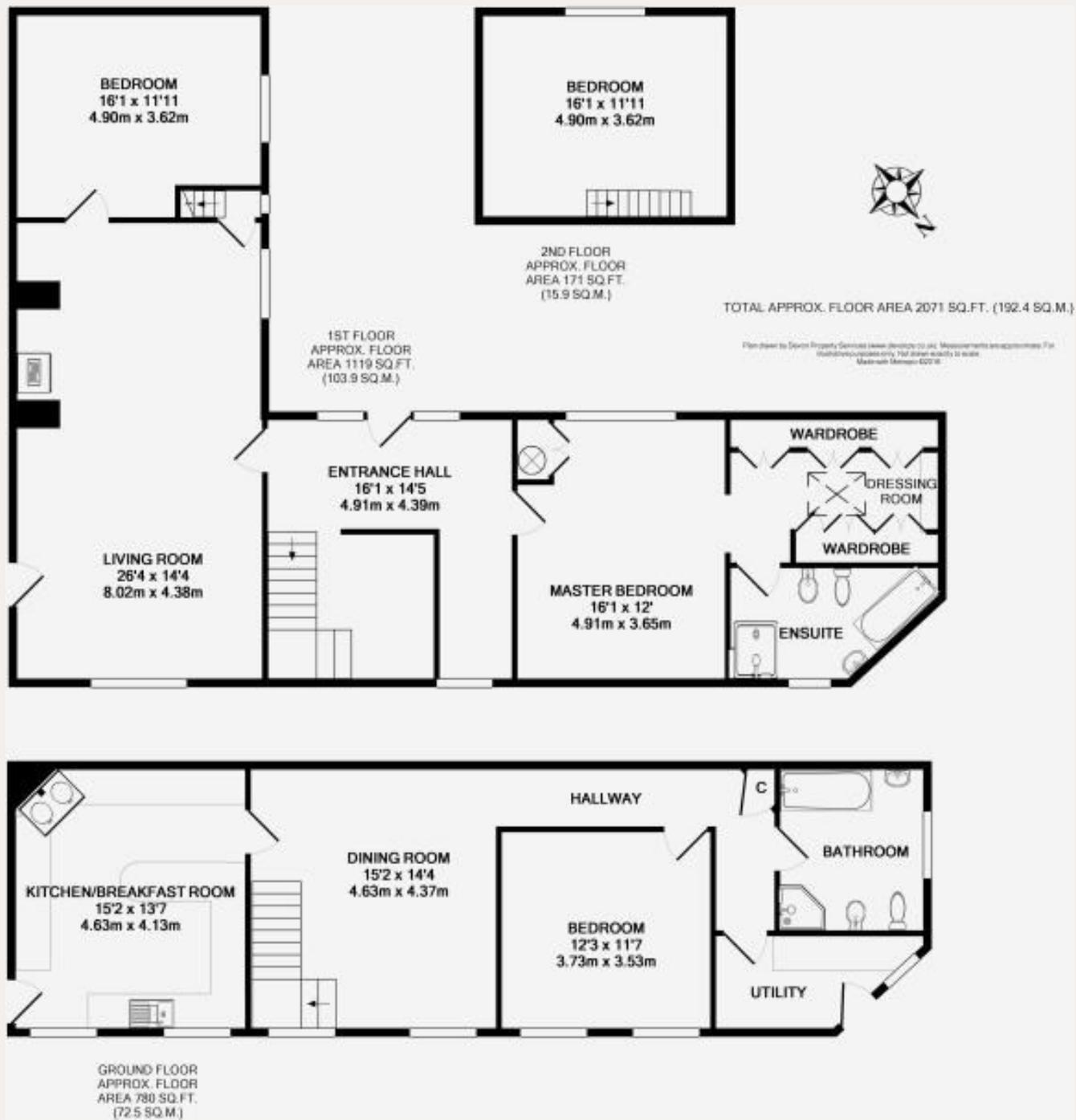
VIEWING

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

DIRECTIONS

For SAT NAV use the property postcode EX21 5AJ - NOTE: Some Sat Nav systems will take you to Northcombe Stud. If so, please do not drive in to the lane of Northcombe Stud. Instead, continue on the road, heading towards Germansweek for a further approx 0.5 mile, where-upon the property will be found on the left hand side, just past Bangors Farm.

For What3words use, please use : timidly.backed.puncture



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