



The Round House, Livaton Barns



# The Round House,

South Tawton, Okehampton, Devon EX20 2RB

A30 2 Miles, Exeter 20 Miles, Okehampton 6 Miles.

**A superb and spacious four bedroom detached barn with well-tended gardens, garage and parking.**

- Superb Kitchen/Breakfast Room and Utility Room
- Four Bedrooms (3 En Suite)
- Well Tended Gardens
- Edge of Dartmoor
- Council Tax Band G
- Large Living/Dining Room and Separate Sitting Room
- Bathroom and Cloakroom
- Garage and Parking
- Freehold
- EPC Band C

**Guide Price £695,000**

## SITUATION

The Round House barn is located at the end of a no through road and sits within a small cluster of similar barns (4 in total). Set within a semi rural position on the edge of Dartmoor. The property is situated close to the villages of South Tawton, Whiddon Down and South Zeal. The larger village of South Zeal offers a recreational ground with children's playground, sports field, skate park, tennis court, snooker club and modern pavilion available for hire. The Oxenham Arms (a historic public house and small hotel), a further country pub The Kings Arms and an excellent primary school. There are regular bus services to and from Exeter and access can easily be gained to the A30 dual carriageway at nearby Whiddon Down. The former market town of Okehampton is some 6 miles distant and offers an excellent range of amenities including three supermarkets, nationally and locally owned shops, cinema and a leisure centre in the attractive setting of Simmons Park. There is schooling from infant to comprehensive standard and various sports and leisure facilities including thriving rugby and football clubs, as well as tennis, squash and bowls. The Dartmoor National Park is easily accessible from the property and offers hundreds of square miles of superb unspoilt scenery with many opportunities for riding, walking and outdoor pursuits.

## DESCRIPTION

A superb detached barn conversion finished to a high standard and converted in 2014/15. The property offers particularly spacious accommodation (2775sq ft) and offers many lovely features. These include a fantastic extensively fitted kitchen/breakfast room located in the former roundhouse with adjoining utility room. The large living/dining room has full height doors and windows with vaulted galleried landing over. Whilst set below is a separate sitting room. Completing the ground floor, there is a cloakroom and ground floor bedroom with en suite. The first floor offers three further double bedrooms, two of which have en suite shower rooms. Whilst there is a further family bathroom. Externally are well tended gardens to both front and rear, together with a double open fronted garage and ample parking. There is the added benefit of under floor heating to the ground floor.



## ACCOMMODATION

Via double glazed door to ENTRANCE HALL: Tiled floor, doors to, CLOAKROOM: WC and pedestal wash basin. KITCHEN/DINING ROOM: A fabulous, multi aspect room located in the former roundhouse, with vaulted ceiling and large exposed timber beam. Extensive range of cupboards and drawers with granite work surfaces over. Double bowl sink and drainer. Space for range style cooker with extract vent over. Integral dishwasher, fridge and freezer. Fitted bench seat with cupboards under, oak floor, space for large dining table. UTILITY ROOM: Range of base cupboards with work surfaces over and inset circular sink. Plumbing and space for washing machine, tumble dryer and under counter fridge. Oil fired central heating boiler. Tiled floor, access to loft space, glazed door to side. LIVING/DINING ROOM: A fantastic spacious room with part vaulted ceiling and large windows to front, French doors and full height windows to rear garden. Oak floor. Staircase to first floor. Fireplace with double sided woodburning stove. SITTING ROOM: Offering triple aspect windows, large exposed timber beam, French doors to front patio and fireplace with double sided woodburning stove. BEDROOM 3: Window to side aspect. Fitted airing cupboard with hot water tank, oak floor. Door to EN SUITE: Fully tiled with large walk-in shower with mains fed mixer tap, vanity wash basin with light/mirror over. WC, heated towel radiator.

FIRST FLOOR GALLERIED LANDING: Access to loft space, doors to, BEDROOM 1: A large dual aspect room with door to EN SUITE: Fully tiled with vanity wash basin and light/mirror over, WC, heated towel radiator, large walk in shower cubicle with mains fed shower. BEDROOM 4: window to rear aspect. BEDROOM 2: A pleasant twin aspect room. Door to EN SUITE Fully tiled with opaque window to rear, vanity wash basin with light/mirror over, WC, large walk in shower cubicle with mains fed shower. Heated towel radiator. FAMILY BATHROOM: Fully tiled with panelled bath with shower attachment over. Vanity wash basin with light/mirror over. WC and heated towel radiator. Opaque windows to side.

## OUTSIDE

As you enter the complex of four barns, immediately on your left is an open fronted DOUBLE GARAGE with STORE to the rear. Light and power connected. There is additional parking for 2/3 cars to the side of the garage. Adjacent a pedestrian gate opens to the well-tended front garden, with paved walkway leading to the front door. Set below is an area of lawn with established shrub, beds and borders enclosed by iron railings. External tap. The main garden sits to the rear and comprises of a level lawn with mature flower, shrub and tree borders. Attractive granite stones and paved seating/entertaining areas. To one side is stone chipped area with feature pergola and climbing clematis and wisteria.

## SERVICES

Mains water and electricity. Oil fired central heating. Drainage via shared sewerage treatment plant (four properties, 1/4 share cost for maintenance/emptying and electric.) Broadband Coverage: Standard upto 7Mbps. You may be able to obtain broadband service from these Fixed Wireless Access providers covering your area. EE, Three and Airband. (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services. Mobile Coverage 3 good outdoor and in home. EE good outdoor, variable in home. (source: Ofcom's online service checker). Please note that the agents have neither inspected nor tested these services.

## DIRECTIONS

For SAT NAV purposes the postcode is EX20 2RB  
what3words sniff.froze.carpentry



**Approximate Gross Internal Area 2775 sq ft - 258 sq m  
(Excluding Outbuilding)**

Ground Floor Area 1733 sq ft – 161 sq m  
First Floor Area 1042 sq ft – 97 sq m  
Outbuilding Area 113 sq ft – 10 sq m



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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		74	76
(54-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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