STAGS



Hawthorn Barn

Hawthorn Barn, Burdon Lane, Highampton, Beaworthy, EX21 5LX







Hatherleigh 4 Miles Okehampton 11 Miles Exeter 35 Miles Bude 19 Miles

A superb energy efficient and contemporary two bedroom modern barn offered in excellent order throughout.

- Open Plan Living
- 2 Bedrooms
- 1 Bathrooms
- Energy Efficient
- Triple Glazing
- Air Source Heating
- Gardens and Parking
- Garage and Carport
- Council Tax Band D
- Freehold

Guide Price £350,000

SITUATION

Set within a quiet hamlet on the outskirts of Highampton, the property is located within a select, small development of three bespoke dwellings, approached via a private driveway. Highampton village offers a public house, church, primary school and village hall. The adjoining village of Sheepwash offers a further range of local amenities including The Half Moon Inn with its associated links to fishing on the River Torridge. A more comprehensive range of amenities can be found at Okehampton with an excellent range of shops, educational, recreational and leisure facilities. From Okehampton there is direct access via the A30 dual carriageway to the cathedral and university city of Exeter some 23 miles further on, with its M5 motorway, mainline rail and international air connections. Okehampton also enjoys access to the Dartmoor National Park with its hundreds of square miles of superb unspoilt scenery. From the property there is comparatively easy access to the north coasts of Cornwall, offering attractive beaches and delightful coastal scenery.

DESCRIPTION

Hawthorn Barn is a superb single-storey residence, newly constructed in 2017. Offering a contemporary feel, this well-presented modern home has been built to a high specification throughout. Clad in larch and well insulated, the property benefits from triple glazing and air-source underfloor heating, creating an energy-efficient home. The accommodation includes a spacious open-plan kitchen/dining room, sitting room, family bathroom, and two bedrooms, with an en-suite to the master bedroom. To the rear of the kitchen is a well-fitted boiler/utility room (reduced head height, approximately 5'6").Externally, the property enjoys an enclosed garden incorporating a large paved terrace, lawned area, and extensive driveway, all backing onto open fields.

ACCOMMODATION

ENTRANCE HALL: Accessed via a triple-glazed door. Two feature circular windows, inset spotlights, storage cupboard, and Velux window to the rear. Doors to: BEDROOM 1: Large window to the front aspect. Door to En-Suite, comprising corner shower cubicle with electric shower, WC, wash basin, opaque side window, heated towel rail, and inset spotlights. BEDROOM 2: Window and door to the rear aspect. FAMILY BATHROOM: Panelled bath with tiled surrounds, pedestal wash basin, WC, corner shower cubicle with mixer shower, Velux roof light, inset spotlights, and heated towel rail.

SITTING ROOM: Triple-glazed door and windows to the front, full length windows to the side aspect, and double doors opening to: KITCHEN / DINING ROOM: Fitted with a range of timber base and wall units, NEFF induction hob with extractor above, NEFF mid-level oven with separate grill, stainless steel dual sink with drainer, space for large fridge/freezer, Velux window, and door to the side and full length window. A door to the rear leads to: UTILITY ROOM / BOILER ROOM (reduced head height): Space for washing machine and tumble dryer, fitted shelving, and housing for the hot water cylinder and timer controls for the air-source heating system. Window to the side.

OUTSIDE

A large timber gate open onto a gravelled driveway with parking for multiple vehicles, along with a single garage and attached carport. Across the front of the barn is an extensive paved terrace with exterior lighting, a power point, and a water tap, plus a raised timber deck to the side of the property.

A path continues around to the rear, where there are stone-shingled areas, a storage shed, and the air-source heat pump, set against a Devon bank backing onto open fields. The main gardens are laid to lawn and include mature shrubs, planted borders, and young trees. A summerhouse, fitted with light and power, is positioned just along from the garage.

SERVICES

Mains electricity, metered water and private drainage, (Type, health and compliance with general binding rules is unknown). Purchasers to satisfy themselves with their own inspection. Air source underfloor heating.

Broadband Coverage: Ultrafast available up to 1800 Mbps (information supplied by Ofcom)
Mobile Coverage: EE, 02 and Vodafone good outdoor, variable in home (information supplied by Ofcom).

DIRECTIONS

For SAT NAV purposes, the postcode is EX21 5LX.
what3words: ///bleaching.nods.scripted



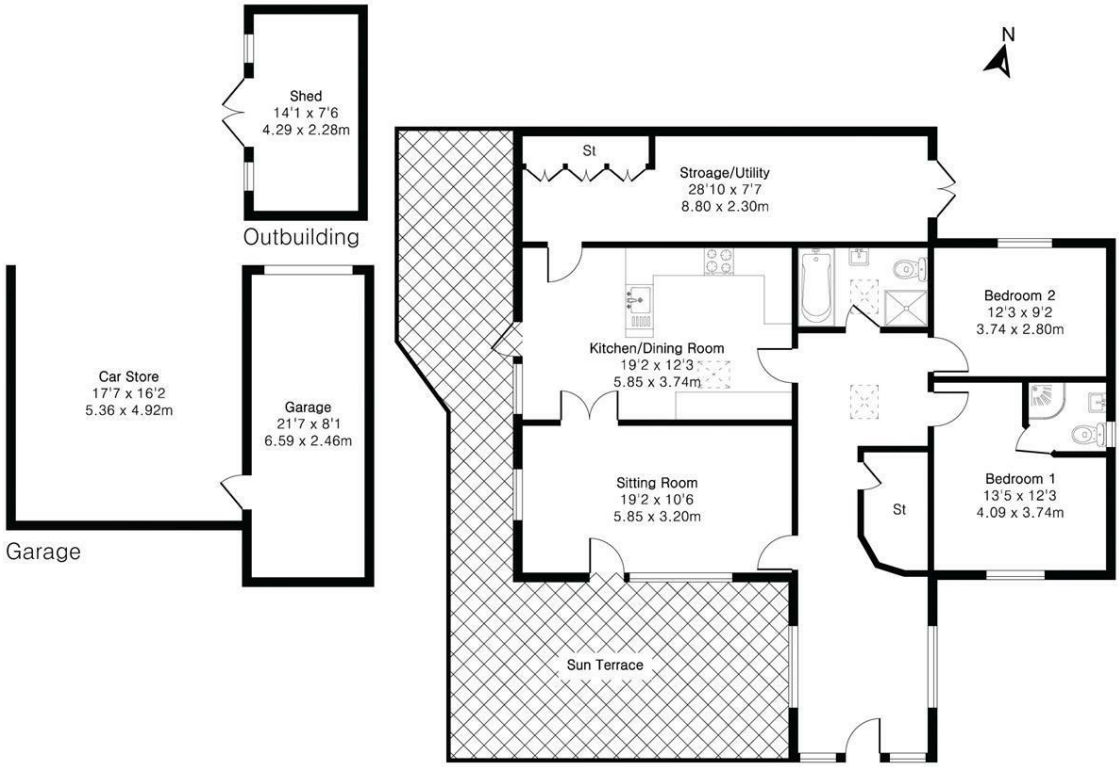






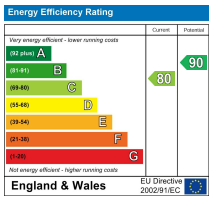


Approximate Gross Internal Area 1311 sq ft - 122 sq m
(Excluding Garage & Outbuilding)
Garage Area 174 sq ft – 16 sq m
Outbuilding Area 105 sq ft – 10 sq m



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.

STAGS



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