



mansbridgebalment

CHICHACOTT

£490,000



LOWER CHICHACOTT BARN

Chichacott, Okehampton, EX20 1RS

An attractive barn conversion, recently refurbished in a quiet location with easy access to the A30.

2 Large Bedrooms

2 Reception Rooms

Large Private Garden

Double Garage and Parking

£490,000



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

mansbridgebalment.co.uk



2



2



1



SITUATION AND DESCRIPTION

The property is situated on a quiet country lane in the hamlet of Chichacott approximately 2 miles East of Okehampton.

Okehampton on the northern tip of Dartmoor benefits from a variety of independent shops, well known supermarkets, public houses and restaurants. There is primary and secondary education and the towns sports facilities include, leisure centre, football, rugby, cricket and golf clubs. Easy access to the A30 trunk road finds the cathedral city of Exeter 22 miles to the east with the regions main airport and a link to the M5 motorway.

The property which is Grade II listed having been converted in the late 1980's is of stone and cob construction under a pitched tile roof. The windows are double glazed whilst the property is heated via radiators from an oil fired boiler and open fire in the sitting room.

The conversion has been sympathetically done retaining many period features and large windows provide an abundance of light to the kitchen and dining room.

A staircase with galleried landing leads to the first floor where there are two large double bedrooms and a large bathroom.

A stand out feature is the large attractive enclosed garden set predominately to lawn and incorporating a paved patio and ornamental pond.

There is a double garage within the grounds and also generous additional parking.

This fine example of an early barn conversion is offered with no onward chain.

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:

Solid timber door with glazed insert leads to:

ENTRANCE HALL

Stairs to first floor; radiator; door to:

CLOAKROOM

Low level w.c; wash hand basin with vanity cupboard under; radiator.

Glass panelled partition with door leads to:

DINING ROOM

13' 8" x 12' 5 (max)" (4.19m x 3.78m)

Hardwood double glazed door to paved patio; exposed natural stone walls and ceiling timbers; 4 wall lights; radiator; T.V. point; telephone point; open access leads to:



SITTING ROOM

17' 1" x 15' 0" (5.22m x 4.58m)

Window to rear overlooking garden and feature window to front; feature stone fireplace with slate hearth; attractive plank and muntin style panelling exposed ceiling timbers. telephone point; 2 radiators; 4 wall lights.

KITCHEN

9' 10" x 15' 4" (max) (3.00m x 4.67m)

Dual aspect windows to side and rear; newly installed range of modern units under roll top work surfaces; breakfast bar; one and a half bowl stainless steel sink and drainer with splashback; integrated dishwasher and fridge; eye level electric double oven; induction hob with hood and extractor fan over; downlighters; radiator; T.V. point; telephone point.

UTILITY

10' 7" x 5' 1" (3.25m x 1.57m)

Feature window to front; stable door to outside; wall and base units under roll top work surfaces; space and plumbing for automatic washing machine; appliance space for tumble dryer; appliance space for a fridge/freezer; floor mounted oil fired boiler.

Return to entrance hall and staircase leads to:



FIRST FLOOR

LANDING

Galleried landing with skylight to front; storage cupboard; radiator; hatch to loft; doors to:

BEDROOM ONE

15' 10" x 15' 1" (4.85m x 4.61m)

Window to rear; mirror fronted; built-in wardrobe; extensive shelving; telephone point; T.V. point; radiator.

BATHROOM

11' 11" x 8' 6" (3.64m x 2.61m)

Window to rear; His and Hers wash hand basin with vanity cupboards under; Quadrant shower with dual mains attachment; enclosed bath with shower attachment; low level w.c; ladder heated towel rail; airing cupboard housing pressurised water system.

BEDROOM TWO

13' 5" x 13' 3" (4.10m x 4.05m)

Dual aspect; extensive built-in mirror doored wardrobe; T.V. point; radiator; 4 wall lights.



OUTSIDE

Immediately to front of the barn a level path leads to the front door. To the side a pedestrian gate gives access to a paved area with adjoining flower beds and step to the side entrance door. Double gates lead to the driveway and in turn to a:

DOUBLE GARAGE

27' 1" x 17' 8" (8.27m x 5.40m)

Incorporating office with telephone point. Dual electric roller doors; power and light connected; roof storage. To the side is located the oil storage tank and there is also an outside water tap.

GARDEN

The garden, which is south facing, is very private being bordered on 3 sides by mature hedging. Set predominantly to lawn but also incorporating a paved patio and ornamental pond. Within the garden there is also a good size greenhouse.



SERVICES

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

OUTGOINGS

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

VIEWING

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

DIRECTIONS

From our offices in Okehampton proceed in a easterly direction following the signs for Crediton. After leaving the town proceed for approximately 1 mile climbing the hill to Chichacott cross. Turn left at the crossroads and continue for 300 yards where the property can be found on the left.

O1287



BETTER **COVERAGE**, WIDER **CHOICE**

MORE LOCAL OFFICES than any other Estate Agent in our **AREA ***



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



TAVISTOCK · YELVERTON · BERE PENINSULA
· OKEHAMPTON · LONDON MAYFAIR

Mansbridge Balment for themselves and for the sellers/landlords of this property whose agents they are give notice that :- (1) These particulars are set out as a general outline for the guidance of prospective buyers/tenants and shall not form the whole or any part of a contract. (2) All descriptions, dimensions and areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be materially correct but any intending buyer/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employ of Mansbridge Balment has any authority to make or give any representation or warranty at all about the property. (4) No responsibility can be accepted for any expenses incurred by a prospective buyer/tenant in inspecting this property if it is sold, let or withdrawn. *** PL19, PL20, EX20**