




mansbridgebalment

LEWDOWN

OIEO £580,000



THE GRANARY

Allerford Barns, Lewdown, Devon, EX20 4AN

This beautiful three bedroom barn conversion is situated within a village location and boasts superb views over the surrounding countryside.

Elegantly Landscaped Gardens

Private Driveway Parking and Detached Double Garage

Spacious Living Area

Character Features

OIEO £580,000



**Bedford Court
14 Plymouth Road
Tavistock
PL19 8AY**

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SITUATION AND DESCRIPTION

The hamlet of Allerford is situated in the heart of the beautifully peaceful and unspoilt rolling farmland of West Devon, and is half a mile from Portgate and the old A30. The nearest villages are Chillaton, Lifton and Lewdown. All enjoy typical Devon hostelrys and shops. Lifton has an excellent primary school. There are two well-known hotels with restaurants in the area: Lewtrenchard Manor and Arundell Arms at Lifton. The nearby market towns of Launceston, Tavistock and Okehampton provide good facilities and the A30 dual carriageway is easily accessible, providing a fast road link to Exeter and the M5.

This development of barn conversions has been created from an historic courtyard of traditional stone farm buildings with natural slate roofs. The Granary has been individually and creatively designed for practical and spacious living whilst retaining many features of character. The accommodation boasts traditional craftsmanship to exacting standards combined with modern technology. The property is beautifully presented and enjoys underfloor heating throughout via LPG. Further benefits include hardwood and tiled floor coverings, a wooden staircase with stainless steel spindle balustrade and the property is fully alarmed and also wired for home cinema.

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

Double glazed entrance door to:

HALLWAY

Doors off to:

CLOAKROOM

Low level wc; wash hand basin.

LIVING AREA

29' 6" x 18' 8" (8.99m x 5.69m) (overall)

KITCHEN AREA

Refitted with a good quality range of modern wall and base units with high gloss frontages and work surfaces over incorporating a 'Franke' single drainer sink unit with mixer tap over; built-in 'Neff' single oven; 'Miele' four ring halogen hob with 'Neff' extractor canopy over; built-in fridge; built-in freezer; built-in microwave; cupboard housing built-in dishwasher; under pelmet LED lighting; practical tiled floor; spotlighting.

LIVING AREA

Full-length feature double glazed windows to front; further front window; double glazed multi paned window to side and double-glazed French doors leading to the garden; wood burning stove on slate hearth; turning stairs to first floor.



UTILITY ROOM

6' 10" x 4' 5" (2.08m x 1.35m)

Worksurface; plumbing for automatic washing machine; space for tumble dryer; ample coat hanging; wall mounted LPG gas boiler serving the underfloor heating and domestic hot water.

FIRST FLOOR

LANDING

Galleried landing with exposed beams and purlins; elevated storage area.

MASTER BEDROOM

14' 9" x 9' 6" (4.5m x 2.9m)

Double glazed window to side; exposed beams and purlins; fitted wardrobes with hanging space and shelves; elevated storage cupboards; further fitted storage cupboards with slate tops; hardwood floor. Door to:

ENSUITE

Double width shower cubicle with mains shower over; close coupled wc with concealed cistern; wash hand basin; chrome heated towel rail; exposed beams and purlins; Velux window to rear.

BEDROOM TWO

11' 10" x 10' 0" (3.61m x 3.05m)

Fitted storage cupboards with slate tops; hardwood flooring; exposed beams and purlins; window to rear with slate sill.

BEDROOM THREE

10' 3" x 10' 0" (3.12m x 3.05m)

Hardwood flooring; window front with slate sill.

BATHROOM

Panelled bath with two slipper ends, central filler tap and separate hand spray; low flush wc with concealed cistern; vanity wash hand basin; chrome heated towel rail; low level window and additional Velux window.



OUTSIDE

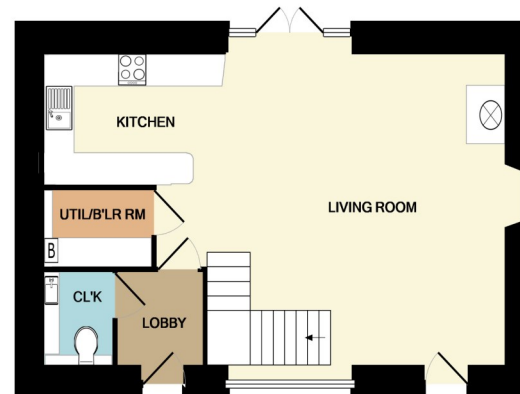
The barn is approached via electrically operated gates which provide a high degree of privacy and security and yield to a gravelled driveway providing ample parking and turning for several vehicles and access to the:

DETACHED DOUBLE GARAGE

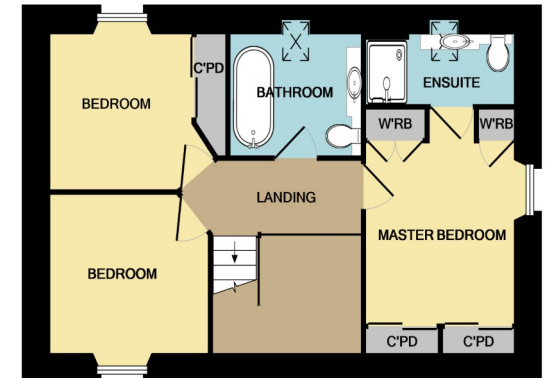
19' 0" x 18' 9" (5.79m x 5.72m)

With two pairs of wooden doors; power and light supply. To the side of the garage, there is an additional hard standing for a vehicle or trailer with timber gates and side panels which can be removed for ease of access.

The front garden is accessed by a lockable side gate and has been gravelled for ease of maintenance with attractive beds and borders. The main formal garden lies to the side and rear of the barn and is a particularly attractive feature of the property. Totalling in excess of 0.3 acres, the gardens have been extensively landscaped, are lovingly tended and connected by meandering paths with different areas of interest. The lower, side garden is predominantly laid to lawn with extensive beds and borders providing an array of seasonal colour. Immediately behind the barn, there is a paved terrace providing a convenient seating area, perfect for outdoor eating and entertaining. Granite steps and a gate leads up to a larger rear garden which includes a large area of lawn complete with productive vegetable plots, a herb garden and small orchard with fruit trees including apple (cooking and eating) and damson. The garden is edged with well stocked flowering beds and borders, mature plants, specimen trees and shrubs. Traditional dry-stone walling allows for changes in level, steps lead up to a path running along the perimeter of the garden and there are a number of benches and seating areas dotted around, to take advantage of the super views extending over the surrounding countryside.



GROUND FLOOR



FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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SERVICES

Mains electricity, mains water, private drainage, underfloor heating via LPG.

OUTGOINGS

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

VIEWING

By appointment with MANSBRIDGE BALMENT on 01822 612345.

DIRECTIONS

Leave Tavistock via the Brentor Road (between the banks) and after approximately three miles, bear left towards Chillaton. Upon reaching the village of Chillaton, proceed through the village and continue straight ahead for another couple of miles where you will see a small signpost on the left to Sydenham and Portgate. Turn left here and follow this road for approximately three miles where you will find the entrance to Allerford Barns on the right-hand side. Follow this private drive around to the right, passing the visitors parking, and you will find the entrance to the barn directly in front of you.



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