



mansbridgebalment

LEWDOWN

O.I.E.O £750,000





RAMPLINS

Middle Raddon, Lewdown, EX20 4PW

A superb detached barn conversion, situated at the end of quiet country lane, with outstanding views over the Lew Valley, Brentor and towards Dartmoor

3 Bedrooms

Approximately 6.31 Acres

Sand School, Stables, Pole Barn

Vehicle Stores and Double Garage

No Onward Chain



Offers in Excess of £750,000



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

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SITUATION AND DESCRIPTION

This fine property is situated at the end of a quiet country lane, with outstanding views over the Lew Valley, Brentor and towards Dartmoor.

The village of Lewdown is just over a mile away, which is conveniently located on the old A30 between the towns of Launceston and Okehampton. It has a village shop/Post Office, village hall and cricket pavilion, public house and a primary school, along with St Peters Church at Lewtrenchard. The towns of Tavistock, Launceston and Okehampton (approximately 12, 10 and 10 miles distant) all provide a wide range of shops, together with educational and recreational facilities. The village is very convenient for access to the A30 dual-carriageway leading to both Exeter and the M5. The cities of Exeter and Plymouth are approximately 30 and 25 miles away the former has an international airport and the latter has a cross channel ferry service to France and Spain.

A rare opportunity to purchase a superb detached barn conversion, which is situated at the end of quiet country lane, along with a small number of other quality properties, in approximately 6.31 acres, with sand school, stables, pole barn, yard, vehicle stores and double garage. There are superb views of the Lew Valley, Brentor and Dartmoor. The property is approached via a gated driveway, which leads to a lovely area of garden to the front, with a wealth of plant life and attractive pond, providing a relaxing and private seating area. From here, a stable-style front entrance door leads to a spacious, country-style kitchen/dining room, with oil-fired AGA, with additional electric and gas module. There is slate flooring; ample dining space; open-tread stairs leading to the first floor and a step up to a cosy snug area, ideally for relaxing, whilst interacting with those in the kitchen/dining room.

From the kitchen, doors lead to a superb, dual-aspect sitting room, with views over the property's land and the surrounding countryside. A feature stone built fireplace, with large woodburner and wonderful exposed A-framed roof timbers. Returning briefly to the kitchen/dining room, a further door leads to a wonderful garden room, with superb views over the land and the surrounding countryside. There is electric underfloor heating and doors leading to the rear garden.

Returning to the snug, a door leads to a large, dual-aspect, ground floor bedroom, with adjoining ensuite shower room. Being on the ground floor, this is a versatile room, offering many uses, and is used currently as a study. To the first floor is a spacious landing, with doors leading to two large bedrooms, both with feature exposed A-frame roof timbers, built in wardrobes and ensuite bath/shower rooms.

The property benefits from oil-fired central heating, double glazing and solar-generated electricity (as well as mains electricity). Along with providing a supply of free electricity to both the property and the pole barn, via panels on the roof of the garage and the pole barn, the surplus electricity is sold back to the National Grid at a very high rate, which last year provided a tax-free income of £3156.39. This is index-linked and has 15 years of its term remaining.

To the side of the property stands a large double garage, with power lighting and broadband connected. Drainage could very easily be connected if necessary. The building is two-storey and has been converted in to three ground floor rooms and a large first floor room. It offers a multitude of uses including ancillary/secondary accommodation, letting potential or work from office/ studio (STP). Alternatively it could very easily be changed back to a double garage. In front of the garage and to the rear of the property is a driveway, providing further off-road parking for numerous vehicles.

The rear garden is predominantly laid to lawn, with greenhouse and summerhouse and offers a lovely, private place to enjoy excellent views over the land, surrounding countryside and Dartmoor.

There are four gated paddocks, which are good-draining and bordered by stock-proof fencing. Adjoining the paddocks, is a stable block, vehicle store and yard, with power, lighting and water connected. To the other side of the yard is a large pole barn, which other additional stabling, storage and vehicle garaging, again with power (mains and solar), lighting and water connected.

To the top of the yard is a further gateway leading to a superb floodlit sand school arena, measuring 60 metres x 20 metres, with stone drainage and rubber and sand composite. To the side of the sand school is a hedge house, providing a good place to spectate the sand school and also to enjoy the lovely far reaching countryside and Dartmoor views.

Adjoining the sand school, and running for a further three quarters of a mile, is a byway, meaning there is excellent outriding directly from the property, all-in all, making the property a wonderful proposition for a keen equestrian person.

We are delighted to be appointed as sole agents for the rare sale of this outstanding property and viewing is highly recommended. The property 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:

GROUND FLOOR

KITCHEN/DINING ROOM/SNUG ROOM

31' 6" (max) x 13' 4" (9.6m x 5.05m)

SITTING ROOM

22' 1" x 15' 6" (6.73m x 4.72m)

GARDEN ROOM

13' 4" x 10' 0" (4.06m x 3.05m)

BEDROOM THREE

10' 7" x 9' 3" (3.23m x 2.82m)

ENSUITE SHOWER ROOM

10' 0" x 3' 10" (3.07m x 1.18m)

BOILER ROOM

15' 0" x 4' 0" (4.57m x 1.22m)

OUTBUILDINGS

POLE BARN

48' 0" x 23' 0" (14.63m x 7.01m)

VEHICLE STORE/GARAGE

19' 2" x 11' 11" (5.84m x 3.63m)

STABLE BLOCK

STABLE ONE

12' 3" x 11' 11" (3.73m x 3.63m)

STABLE TWO

12' 3" x 11' 11" (3.73m x 3.63m)

STABLE THREE

12' 3" x 11' 11" (3.73m x 3.63m)

STABLE FOUR

11' 9" x 11' 4" (3.58m x 3.45m)

FIRST FLOOR

LANDING

BEDROOM ONE

19' 8 (max)" x 11' 6" (5.99m x 3.51m)

ENSUITE BATHROOM

10' 4" x 7' 5" (3.16m x 2.27m)

BEDROOM TWO

16' 2 (max)" x 15' 0 (max)" (4.93m x 4.57m)

ENSUITE SHOWER ROOM

7' 6" x 4' 7" (2.3m x 1.42m)

DOUBLE GARAGE

GROUND FLOOR

ROOM ONE

9' 8" x 5' 6" (2.97m x 1.7m)

ROOM TWO

13' 4" x 9' 8" (4.06m x 2.95m)

ROOM THREE

18' 5" x 8' 11" (5.61m x 2.72m)

FIRST FLOOR

STUDIO

19' 7" x 10' 0" (5.97m x 3.05m)



SERVICES

Mains water (metered), mains and solar electricity, private drainage. Oil-fired central heating.

OUTGOINGS

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

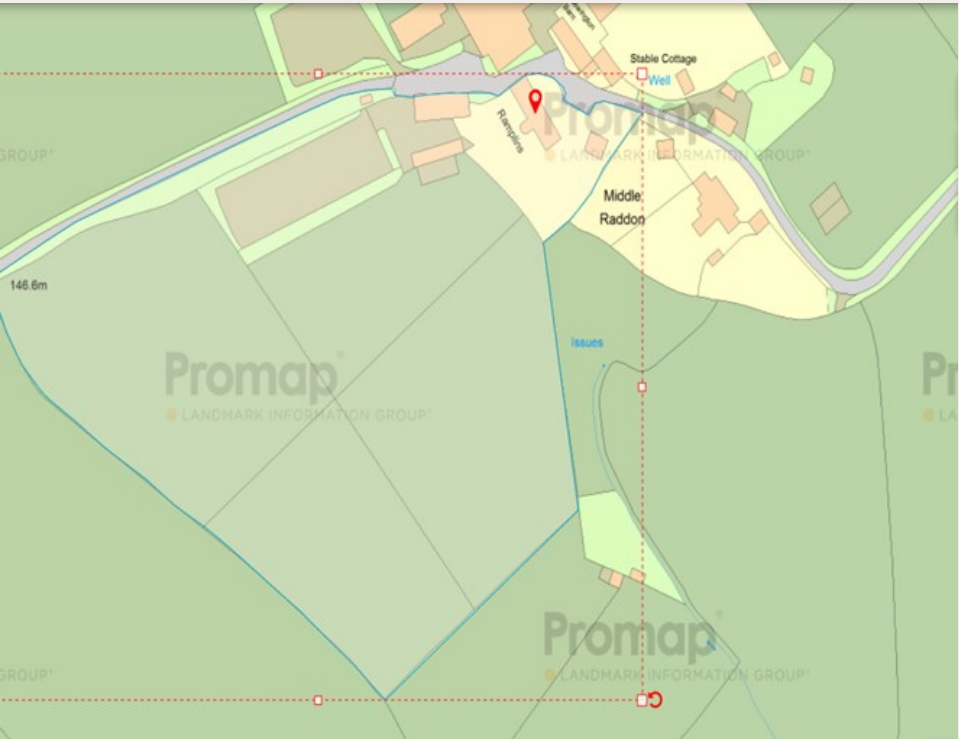
VIEWING

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

DIRECTIONS

For SAT NAT use, please use the property postcode EX20 4PW.

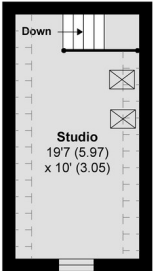
Upon reaching St Peters Church, Lewtrenchard, please take the no through road, on the opposite side of the main road to the church, initially passing Coombetrenchard and continue for approximately two thirds of a mile, to the end of the lane, whereupon the property will be found on the left hand side.



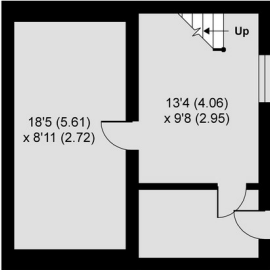
Denotes restricted head height



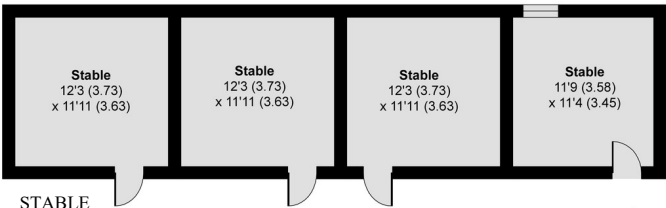
DOUBLE GARAGE



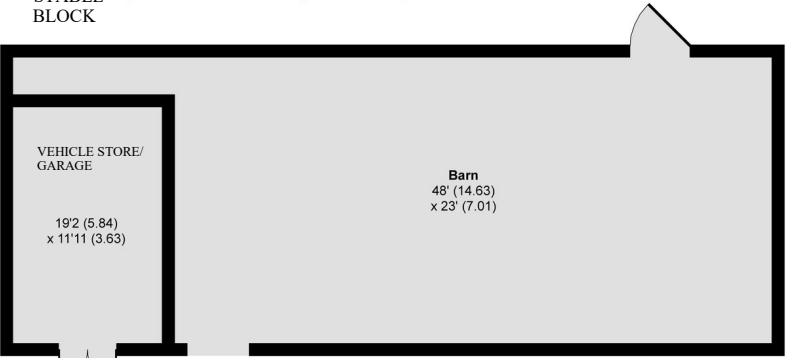
FIRST FLOOR



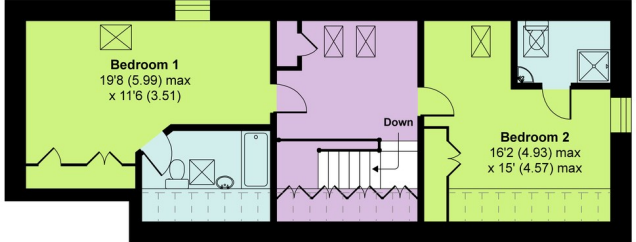
SECOND FLOOR



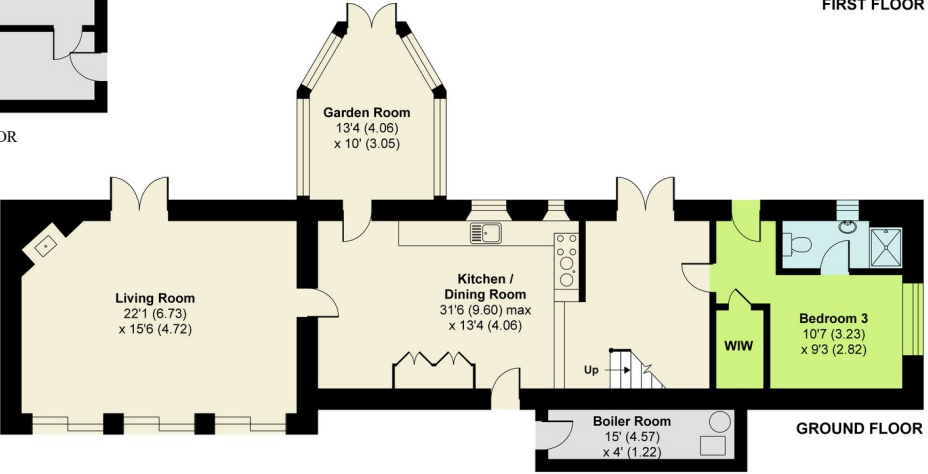
STABLE BLOCK



POLE BARN



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Mansbridge Balment. REF: 739120

BETTER **COVERAGE**, WIDER **CHOICE**
MORE LOCAL OFFICES than any other Estate Agent in our **AREA ***



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TAVISTOCK · YELVERTON · BERE PENINSULA
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