



Thimble Barn



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Halwill, Beaworthy, EX21 5TX

Halwill 1.9 miles - Holsworthy 8.9 miles - Okehampton 12.6 miles

A delightful and well presented barn conversion, set within a delightful rural position with just under half an acre of grounds.

- Delightful Barn Conversion
- 3 Bedrooms
- Sitting Room
- Kitchen / Diner
- 2 Bathrooms
- Utility Room
- Just under half an acre of gardens
- Off Road Parking & Workshop
- Council Tax Band: A
- Freehold

Guide Price £475,000

The property is located near the village of Halwill, approximately 3.1 miles from the village of Halwill Junction with a post office/general store catering for day to day needs, public house and primary school. Roadford Lake, with its delightful walks and wide range of leisure facilities, is approximately 5.6 miles from the property. The market town of Holsworthy is situated 8.9 miles away with a comprehensive range of facilities. Okehampton is 12.6 miles offering similar facilities and access to the A30 dual carriageway and rail service to Exeter St. Davids.

A most impressive detached 3 bedroom barn conversion, understood to be of cob and block construction beneath a slate roof, with PVC double glazed doors and windows. A stable door opens into a charming kitchen/dining room fitted with a range of cupboards, a range cooker, inset sink, integrated dishwasher, and space for a fridge/freezer. The sitting room is a superb reception space, featuring double doors to the garden, a wood-burning stove, and stairs rising to the first floor. The ground floor also includes a utility room, a good-sized shower room, and a versatile bedroom/snug. On the first floor there is a bathroom with a roll-top bath and 2 double bedrooms, both with built-in storage.

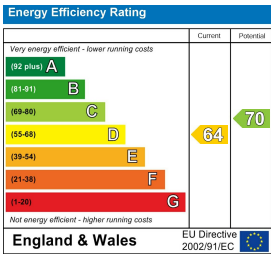
The property is approached via its own gravel drive, leading to parking for several vehicles in front of a cart barn and workshop with power and light. The gardens are a true feature, wrapping around the house and laid mainly to lawn, interspersed with mature trees, shrubs, and a summerhouse. A further garden area offers additional lawn, raised beds, a variety of fruit trees, and a gateway into land acquired later by the current owners, now providing a polytunnel, ornamental pond, and more fruit trees, all bordering open countryside.

Services: Mains electricity and water, private drainage via a septic tank, oil fired central heating and wood burning stove. Broadband: Standard ADSL (Fibre available), Mobile: voice and data available (Ofcom). Please note the agents have not inspected or tested these services. Viewings: Strictly by prior appointment with the vendor's appointed agents, Stags. Directions: What3words.com: ///basic.ambitions.finders





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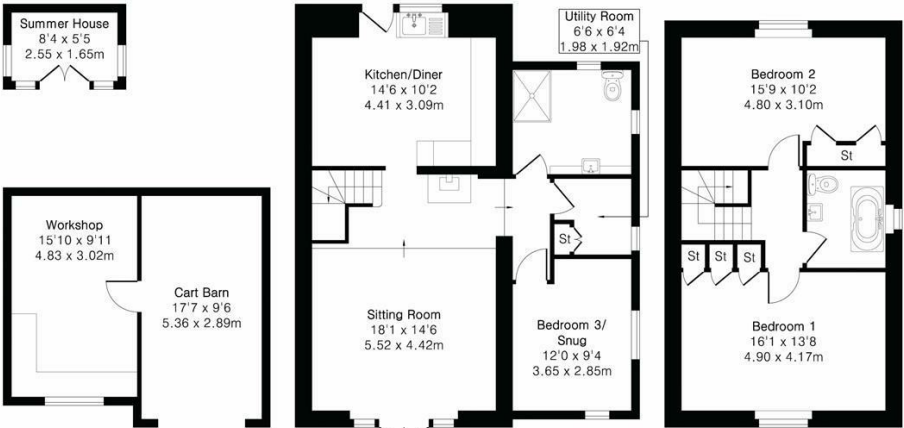


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**Approximate Gross Internal Area 1186 sq ft - 110 sq m
(Excluding Outbuilding)**

Ground Floor Area 713 sq ft – 66 sq m
First Floor Area 473 sq ft – 44 sq m
Outbuilding Area 374 sq ft – 35 sq m



For Identification only – Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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