

Hayfield Cottage

STAGS

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Germansweek, Beaworthy, Devon, EX21 5BP

Launceston 13.2 miles - Okehampton 10.4 miles - Tavistock 16.4 miles

A delightful detached property with just under 2 acres of gardens, paddock and grounds, with a American style stabling and attached barn.

- Popular village location
- Fantastic New Kitchen
- Four Bedrooms and 2 reception rooms
- Generous amounts of parking
- Freehold
- Paddock
- Internal Stables
- Video tour available
- Large attached barn
- Council Tax band - E

Guide Price £685,000

SITUATION

The property enjoys a peaceful rural position within the welcoming village of Germansweek, surrounded by the beautiful Devon countryside. The village has a strong community spirit, with an active parish, regular social gatherings and local clubs providing opportunities for residents to come together throughout the year. The area offers an exceptional outdoor lifestyle. Nearby Roadford Lake and Forest feature sailing, kayaking, paddleboarding, fishing, and miles of walking and cycling trails. The surrounding countryside provides quiet lanes, open farmland, and easy access to Dartmoor National Park. Despite its tranquil rural setting, the property benefits from excellent communication links. The A30 is easily accessible, providing convenient travel east towards Exeter and the M5 motorway, as well as west into Cornwall. The thriving market town of Okehampton is approximately 10 miles away, providing a comprehensive range of everyday amenities and 2 railway stations with direct services to Exeter and beyond.

DESCRIPTION

A beautifully presented four bedroom detached country property, set within 1.64 acres of grounds on the edge of the sought-after village of Germansweek. The property enjoys a peaceful setting, with established gardens, a paddock, stabling and a substantial adjoining stone barn providing excellent garaging, workshop and storage space.

The current owners have undertaken a programme of improvements including the installation of a brand new kitchen with integrated appliances, new double glazing, a new bathroom, complete redecoration and new flooring throughout. The property offers spacious and versatile accommodation arranged over two floors, with further potential provided by the adjoining barn, subject to the necessary planning consents.







ACCOMMODATION

The front door opens to a spacious entrance hall that leads through to the main living accommodation. The sitting room is a generous and comfortable reception room with dual aspect windows and doors overlooking the surrounding gardens and land, whilst the separate dining room provides an ideal space for formal dining and entertaining. The newly fitted kitchen/breakfast room is the real of hub of this home and features a comprehensive range of wall and base units with 'Silestone' detailed work surfaces, a generous central island for sociability, together with integrated appliances including 2x ovens, fridge, freezer, dishwasher, and electric hob with built in extractor. There is ample room for a breakfast table and chairs, with dual aspect windows overlooking the surrounding grounds. The utility room provides useful under stair storage and space for appliances, with access to outside. The conservatory/boot room is a versatile additional space with views and access to the gardens and land.

The first floor is approached via the stairs and onto the landing where there is window overlooking the rear garden and paddock as well as built in airing cupboard. There are four well proportioned bedrooms, providing excellent flexibility for family living, guests or home working. The family bathroom is generously proportioned and fitted with a bath, separate shower enclosure, WC and wash hand basin.

OUTSIDE

The property is approached from the parish road through a gated entrance, opening onto a driveway providing generous parking and turning space for a number of vehicles, together with a EV charging point. To the side of the house is a substantial barn / barn with double timber doors, windows to both the front and rear and two former stable areas currently providing useful storage. The building has recently been re roofed and benefits from two large rooflights, providing excellent natural light, together with power, lighting, numerous sockets and a fitted workbench. Subject to the necessary consents, the building offers considerable potential for conversion or to provide additional accommodation. The driveway continues around the property, with a five bar gate leading through to the land to the rear. The enclosed rear gardens have been attractively landscaped with a paved patio, areas of lawn and further seating areas.

A further area of hardstanding leads towards the paddock with a five-bar gate providing access to barn with internal stabling. The substantial stable block is of block and timber construction incorporating two well equipped stables with concrete floors, rubber matting and power connected, together with a useful storage area. The adjoining paddock is securely fenced and enclosed, with a gentle rising gradient and excellent natural shelter provided by established surrounding trees. A circular surfaced track within the paddock gives access to the barn and all weather turnout for livestock / horses.

SERVICES

Mains electricity and water, private drainage via a Klargester system. Oil fired central heating. Broadband: Ultrafast and Standard ADSL, Mobile signal: Voice and Data available (Ofcom). Please note the agents have not inspected or tested these services.

VIEWINGS

Strictly by prior appointment with the vendors' appointed agents, Stags.

DIRECTIONS

What3words.com - ///once.light.outs



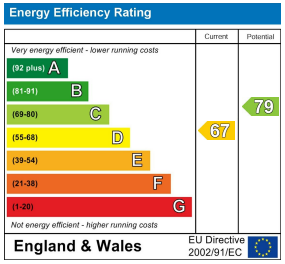




IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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.







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