Howes Estates

Residential Sales & Lettings

Muckworthy Barn & Cottage, Muckworthy, Beaworthy, Devon, EX21 5UR

Offers in the region of £425,000

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Property Description

MUCKWORTHY BARN & COTTAGE + Additional 2.3 Acre Paddock available via separate negotiation

A rare and exciting opportunity to purchase a detached three bedroom barn conversion, with two bedroom detached cottage situated within a stunning countryside setting with generous gardens.

Idyllically situated to enjoy far reaching countryside views, the barn conversion boasts a farm style kitchen/dining room with adjoining utility/cloakroom and a character filled sitting room with warming wood burning stove. The first floor enjoys three well proportioned bedrooms and a family bathroom. Situated on the edge of the grounds 'The Cart Shed' as it is affectionately known, offers an abundance of potential usages, offering two double bedrooms (one being on the ground floor), a character lounge with wood burning stove, a kitchen, a shower room and a sunny aspect private courtyard garden.

With plenty of off street parking for both property's this rather unique opportunity is likely to attract many potential purchasers and Howes Estates recommends your earliest internal inspection to avoid disappointment.

Local Area

Muckworthy Barn is idyllically situated amidst the beautiful open countryside of West Devon. There are some wonderful walks and equestrian pursuits, especially in the nearby Cookworthy Forest. The North Devon and Cornwall with numerous sandy beaches are also close by offering an abundance of water sports and leisure pursuits. The nearby village of Halwill Junction offers a traditional range of local amenities from Post Office and General Stores to a Public House, takeaway, recreational ground, a well established County Primary School and a regular bus service from the village to the nearby towns of Holsworthy and Okehampton which offer a range of supermarkets, including Waitrose, secondary schooling, golf courses and leisure centres.

Accommodation

The Grounds

A five bar gate from a quiet country lane opens to a large parking area capable of receiving several cars and leisure type vehicles. Level laid lawns stretch to the side and back of the property with walled and wooded borders offering countryside views beyond. To the front left side of the property is a further garden space that has been used for the keeping of poultry in the past.

'MUCKWORTHY BARN'

Entrance Hall 2.36m x 1.50m (7'8" x 4'11")

Sitting Room 5.23m x 4.85m (17'1" x 15'10")

Kitchen Area 2.39m x 2.18m (7'10" x 7'1")

Dining Area 4.88m x 4.19m (16'0" x 13'8")

Rear Lobby 2.11m x 0.84m (6'11" x 2'9")

Cloakroom/Utility Room 2.13m x 1.32m (6'11" x 4'3")

Bedroom One 4.83m x 2.72m (15'10" x 8'11")

Bedroom Two 4.57m x 2.16m (14'11" x 7'1")

Bedroom Three 3.94m x 2.36m (12'11" x 7'8")

Bathroom 2.69m x 2.31m (8'9" x 7'6")

2.3 Acre Paddock (available via separate negotiati

Available via separate negotiation
Located just a short walk from the property, a five bar gate opens to level paddocks totaling approximately 2.3 that are surrounded by beautiful countryside and views. The paddocks are offered with a well constructed stable block, having mains water connected.

'THE CARTSHED'

Living Room 4.85m x 2.87m (15'10" x 9'4")

Kitchen 2.49m x 1.85m (8'2" x 6'0")

Shower Room

Ground Floor Bedroom 4.95m x 2.36m (16'2" x 7'8")

First Floor Bedroom 4.93m x 3.71 (16'2" x 12'2")

Courtyard Garden

Services

Mains Water
Private Drainage
Mains Electricity
Oil Fired Central Heating

Council Tax Bands - The Barn 'D' The Cart Shed 'A'

THE PROPERTY MISDESCRIPTIONS ACT 1991

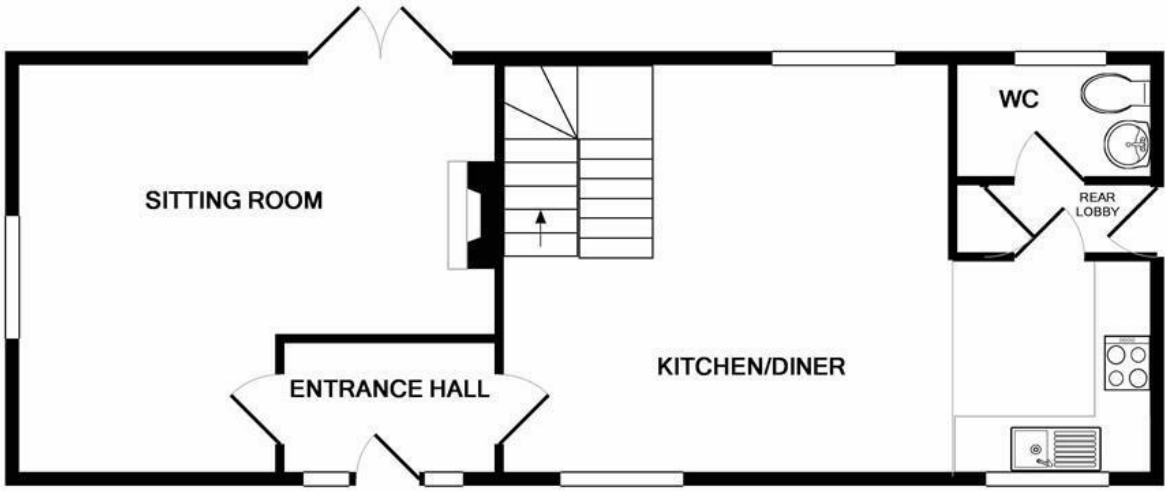
The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied from the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Agents Note: No wide angle cameras were used in the production of these particulars. The agent confirms that the pictures within the particulars are a true reflection of the property.

Agents Note

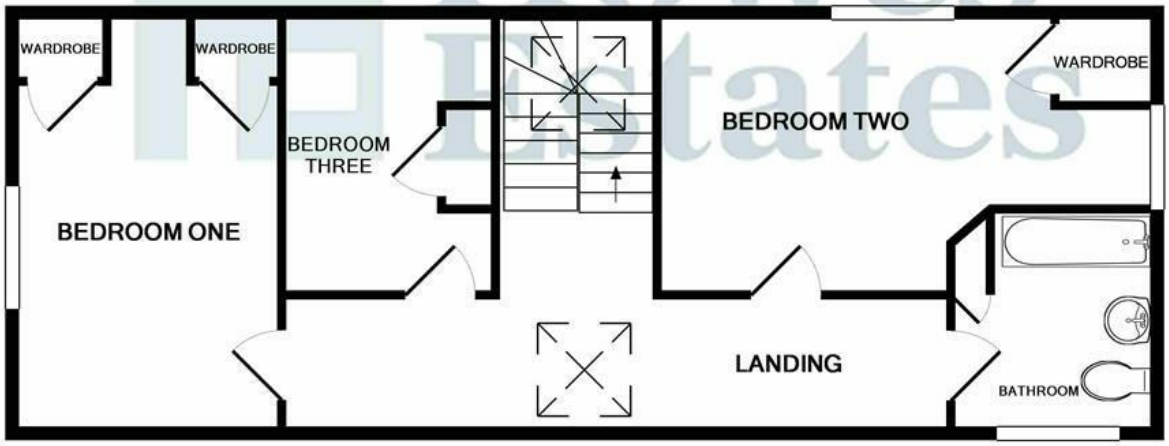
Since the EPC has been carried out in 2008, the property has had a new condensing boiler installed and additional loft insulation has been added within the loft.

Directions

From Holsworthy take the A3072 heading towards Okehampton/Hatherleigh. Turn right onto the A3079 heading towards Okehampton. At a bend in the road turn right towards Ashwater and then left towards Muckworthy. Follow the lane and the property will appear on the right.



GROUND FLOOR



1ST 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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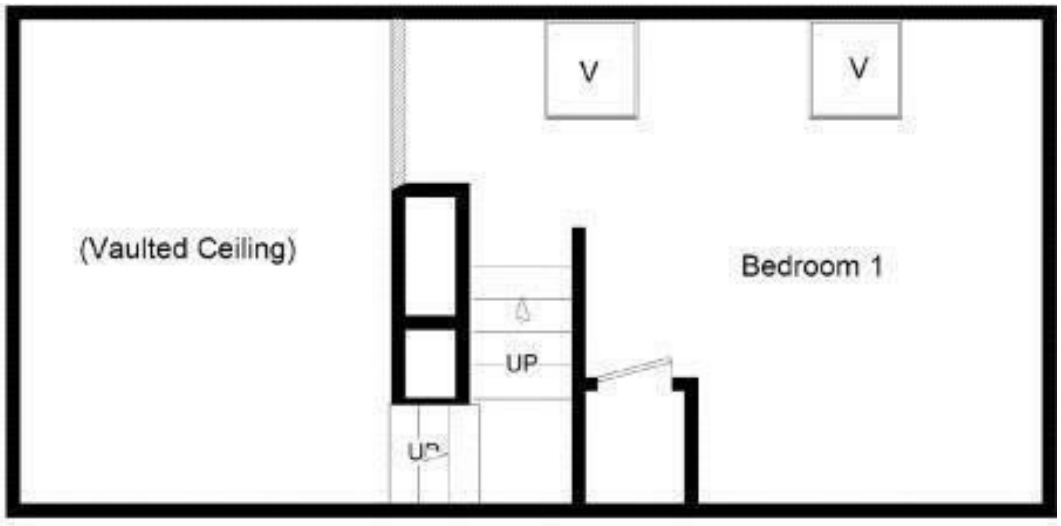
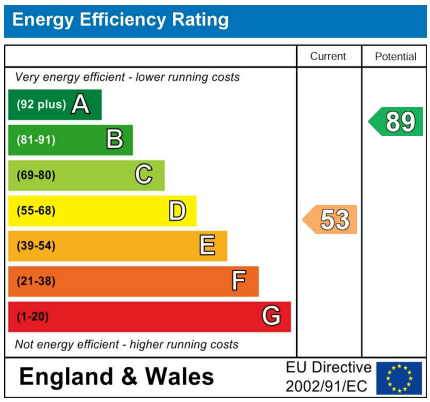
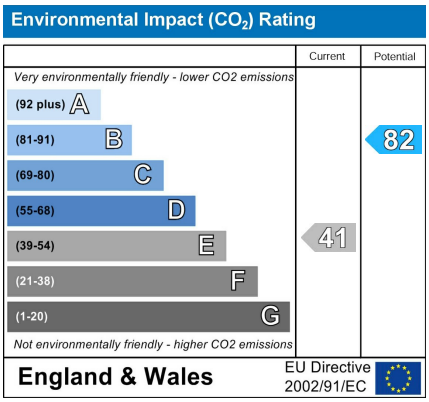

V
V
(Vaulted Ceiling)
Bedroom 1
UP
UP

Kitchen
Living Room
Bedroom 2
UP


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
53
89
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO2) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
41
82
England & Wales
EU Directive 2002/91/EC