



Hayne Barton

Stowford, Okehampton

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A charming period cottage with flexible accommodation and enchanting country gardens, in an idyllic West Devon setting

A delightful Grade II Listed cottage with up to four bedrooms, offering beautifully appointed living accommodation, cream rendered elevations and a wealth of original character features. The property provides picturesque rural views throughout and is set in the desirable west Devon village of Stowford, approx. 7 miles from Launceston and less than 11 miles from the bustling market towns of Okehampton and Tavistock.



3 RECEPTION ROOMS



3-4 BEDROOMS



3 BATHROOMS



GARAGE, CARPORT, STUDIO/OFFICE



0.3 ACRE GARDEN



FREEHOLD



RURAL/VILLAGE



2,502 SQ FT



GUIDE PRICE £850,000

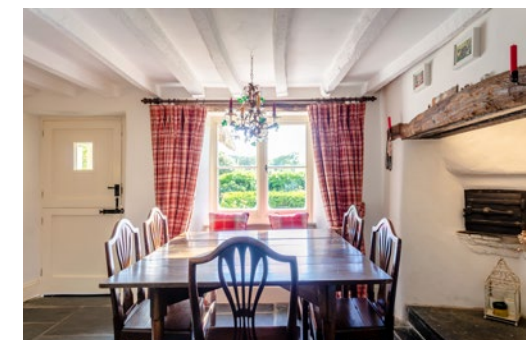
The property

Hayne Barton is a picturesque, detached cottage with Grade II Listed status, located in the small rural village of Stowford, within view of the historic parish church and overlooking rolling countryside. The property is thought to date from the early 17th century and bears all the hallmarks and characteristics of a historic building, including exposed timber beams and original fireplaces, which are combined with elegant, understated modern styling and fittings. The porch provides entry into the dining room at the front of the house, with its flagstone flooring, painted timber beams, inglenook fireplace and bread oven. A door adjoins the dining room to the sitting room, which provides plenty of space in which to relax. It features a fireplace with a woodburning stove and is dual aspect, allowing a wealth of natural light. French doors open onto the pretty front garden and terraced area, suitable for al-fresco dining. There is a study towards the rear for private home working, with potential for use as an additional bedroom. The ground floor also

includes a spacious kitchen and breakfast room. There are farmhouse style units and an Aga, a walk in pantry, and space for a breakfast table for everyday dining. Further space for home storage and appliances can be found in the utility room and boot room at the rear. There is also a W/C. Upstairs there are three well-presented double bedrooms, including the principal bedroom, which has an en suite bathroom, built-in wardrobes and a window seat with far reaching views. The two additional bedrooms are en suite, one with a shower room, while the other has a bathroom with an over-bath shower.

Outside

At the front of the property, the driveway provides access and parking, leading to a detached garaging block with a garage, carport, and an adjoining studio or office. Stairs rise to a large first-floor storage room, offering potential for conversion (subject to the necessary consents). The garden lies mainly to the front, enjoying a sunny south-west aspect with views across the surrounding fields.



It features a paved terrace, lawn bordered by colourful beds, a vegetable garden, a second lawned area, and a greenhouse. To the rear, a gravel courtyard provides access to the boot room entrance and additional parking space.

Location

Hayne Barton is set in the small and quiet village of Stowford, nestled in the beautiful Devon countryside between the towns of Launceston and Okehampton. The village and surrounding area has excellent walking, cycling and riding routes. There is a parish church and hall, while the nearby village of Lewdown has a primary school. Also within easy reach is the village of Lifton with its award winning farm shop, Post office, village store, pubs and restaurants. The village has a local art group, held weekly in the community centre, while there is an additional art group (Drawn to the Valley) in Drakewalls, bringing local artists together. Seven miles away, the Cornish town of Launceston provides a range of further amenities, including various shops and supermarkets, and a choice of restaurants and cafés.

Okehampton is 11 miles away, with its weekly farmers markets, high street and independent shops, leisure facilities and golf course. The striking Roadford Lake is a short commute with a variety of activities, including several water sports, fishing, camping, sporting and social clubs. Popular amongst locals is the monthly gardening club. The Lake sits within the stunning surroundings of the Wolf Valley, near the Cornwall border, one of the biggest and busiest inland waters in the South West. Visit the website - swlakestrust.org.uk

Secondary schooling is available in Launceston, Tavistock and Okehampton, including the outstanding-rated Okehampton College. Launceston also has the independent St. Joseph's School. Dartmoor National Park is within easy reach, as well as the striking North Cornwall coastline. The area is well connected by road, with the A30 just two miles away, while Okehampton's mainline station provides services towards Exeter and further on to London Paddington (approx. 2 hours 50 minutes)

Distances

- Lewdown 1.2 miles
- Lifton 3.4 miles
- Launceston 7.5 miles
- Tavistock 10.5 miles
- Okehampton 12.2 miles
- Exeter Airport 44 miles

Nearby Stations

- Okehampton

Nearby Schools

- Low Trenchard CofE primary
- Boasley Cross Community Primary
- Mary Tavy and Brentor Primary
- Okehampton College
- Launceston College
- St Joseph's School
- Mount Kelly
- Stover





The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Floorplans

Main House internal area 2,533 sq ft (235 sq m)

Garage/Carport/Studio/Workshop internal area 718 sq ft (67 sq m)

Greenhouse internal area 39 sq ft (4 sq m)

Total internal area 3,352 sq ft (311 sq m)

For identification purposes only.

Directions

EX20 4BZ

what3words: ///carefully.reap.briefing - brings you to the driveway

General

Local Authority: West Devon Borough Council

Services: Mains electricity and water. Private drainage which we understand to be compliant with current regulations

Council Tax: Band F

EPC Rating: D

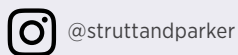
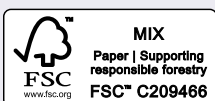
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Exeter

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