



OWLS, DOVERS HILL, CHERITON FITZPAINE, EX17 4BQ

Winkworth

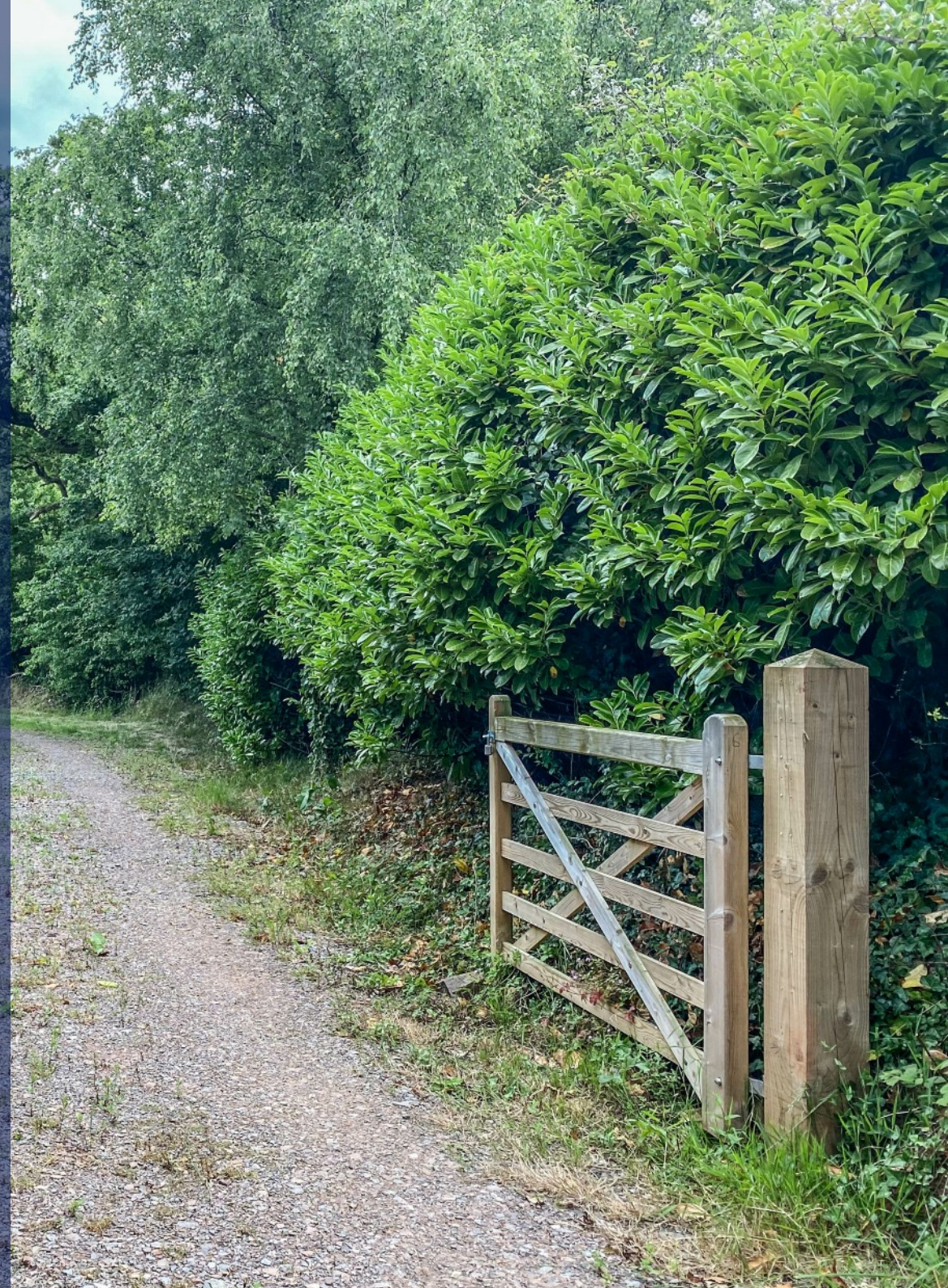


A superbly converted three bedroom detached barn conversion, converted to a very high standard, and with lovely rural views, ample parking and large gardens.

At a glance

- Beautifully Designed Detached Barn Conversion
- Three Bedrooms
- Air Source Heat Pump
- Light & Sociable Living Accommodation
- Large Enclosed Gardens With Patio Area
- Large Driveway & Ample Parking
- Private & Secluded Rural Location
- No Onward Chain

Owls is a meticulously designed three bedroom detached barn conversion, completed in 2020, but in as new condition. The property benefits from sociable accommodation, with a large reception room enjoying a southerly aspect over the gardens, patio doors to the eastern side and a woodburning stove. There is fitted book shelving with integral display spotlighting, oak flooring and a lovely sliding barn door leading into the kitchen, which has a real wow factor. The property has two sets of floor to ceiling glazed doors which really take full advantage of the spectacular view that Owls enjoys. By day the outlook is an ever-changing rural landscape, and by night the view comes alive with the twinkling lights of previously unseen farmsteads and cottages. The kitchen is well equipped with plenty of base units providing acres of storage, as well as some complimenting illuminated display cabinets. A central island provides yet more storage as well as a large ceramic sink.









Also on the ground floor is a utility room with recessed pantry storage, and further base unit storage and sink and a large wet room which has been beautifully designed with a large walk in shower, pedestal basin, low level WC and heated towel rail. The design theme of using natural materials is evident here again with use of wood and natural twine highlighting otherwise practical features.

On the first floor, the landing is galleried with large Velux windows, all fitted with electric blinds, flooding the stairwell with light, which is complimented by natural rope and wood low level lighting. The barn is bookended by two double bedrooms both with plenty of storage space, and there is scope to create an en-suite shower room to the eastern bedroom. A further third bedroom is currently used as an office, and has Velux window giving a very light feel to the room. The family bathroom is luxuriously appointed with a double-sided bath directly beneath a Velux window, providing a view of moving clouds and stars. There is a corner shower cubicle, low level WC and pedestal basin, as well as a heated towel rail. A further cloakroom provides a pedestal basin, low level WC and a heated towel rail.

The outside of the property is approached via chunky timber double gates and a sweeping driveway. The lawns have some mature trees, including a section of Bramley apple, pear and plum fruit trees from the original farm orchard, which keep the barn hidden from the gate. The lawns are a blank canvas for a new owner to landscape or create further planting as required. A more formal patio area wraps round the south, east and north elevations giving plenty of options for outside sitting areas, and a Mediterranean feel. The patios benefit from discreet outside lighting and from the north side, the views are incredible.

There is a plant room on the western side of the barn, which houses the boiler and controls for the air source heat pump, as well as general storage space.

Owls is a superb proposition to create a wonderful family home, with scope to make your own mark, in a rural and peaceful, yet accessible location, minutes from Crediton and the A3072 giving access to Tiverton and the major road networks. The property is offered with no onward chain.

SERVICES: Air Source Heat Pump, Mains Electric, Private Water and Drainage.

EPC: C/78

COUNCIL TAX: Band E

LOCAL AUTHORITY: Mid Devon District Council.

NOTE: The property benefits from a Renewable Heat Incentive (RHI) Grant which generates £1,200 a year.



Ground Floor

Approx. 80.6 sq. metres (868.1 sq. feet)



First Floor

Approx. 49.7 sq. metres (535.1 sq. feet)



Total area: approx. 130.4 sq. metres (1403.2 sq. feet)

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