



Paize Barn
Sampford Courtenay, Okehampton

A period four-bedroom home, set in 10 acres of expansive grounds, in an idyllic and secluded rural setting

A delightful Grade II listed thatched barn conversion with far-reaching views towards Dartmoor, set in a picturesque rural position, five miles from the bustling town of Okehampton. The property sits within beautiful, sprawling gardens and grounds totalling 10 acres, including open fields, woodland and ponds.



1 RECEPTION ROOMS



4 BEDROOMS



2 BATHROOMS



CARPORT + DRIVEWAY



10 ACRES



FREEHOLD



RURAL/VILLAGE



1,698 SQ FT



**GUIDE PRICE
£775,000**



The property

Paize Barn is a charming period property offering comfortable living space, combining original detailing with modern fittings to create a thoroughly attractive and welcoming home. The main reception room is the 22ft generous, L-shaped sitting room and dining area, which has wooden flooring, timber beams and a stone-built fireplace with woodburning stove. There is space for both a seating area and a family dining table, while the room welcomes plenty of natural light from its dual aspect, which includes full-height windows and a glass doors opening onto the garden. Also on the ground floor, the well-proportioned kitchen has stylish modern fitted units and integrated appliances, including a double oven with microwave, an induction hob, extractor hood, dishwasher, washing machine, fridge and a freezer. There is built-in banquette seating and space for a breakfast table. Upstairs, the first-floor landing leads to four well-presented bedrooms. These include the principal bedroom with built-in storage and en suite bathroom, which has an over-bath shower. Three further bedrooms have built-in storage, including the

smaller fourth bedroom, which is ideal for use as a study, dressing room or nursery. The first floor also has a family shower room with a modern suite, including a corner shower unit.

Outside

The house is situated some distance from the road, around a quarter of a mile along a track. The entrance to the property has electric gates and leads to a shared courtyard at the front, providing plenty of parking space and access to the detached, timber-framed carport and workshop or garage, as well as wood stores. The gardens and grounds extend to the south and west, and include far-reaching, rolling lawns, peaceful meadows, approximately 5 acres of private woodland and views across the surrounding countryside towards Dartmoor. There is an orchard of apples, plums and pears and a vegetable garden with large beds for growing produce, as well as a fruit cage, a shed and three greenhouses for storage and cultivating more delicate crops.



Outside

Towards the end of the grounds there are two ponds stocked with carp and roach, sheltered by woodland and with a timber-framed summerhouse on the banks of the pond, providing a space for spotting wildlife. The extensive grounds total 10.44 acres.

Location

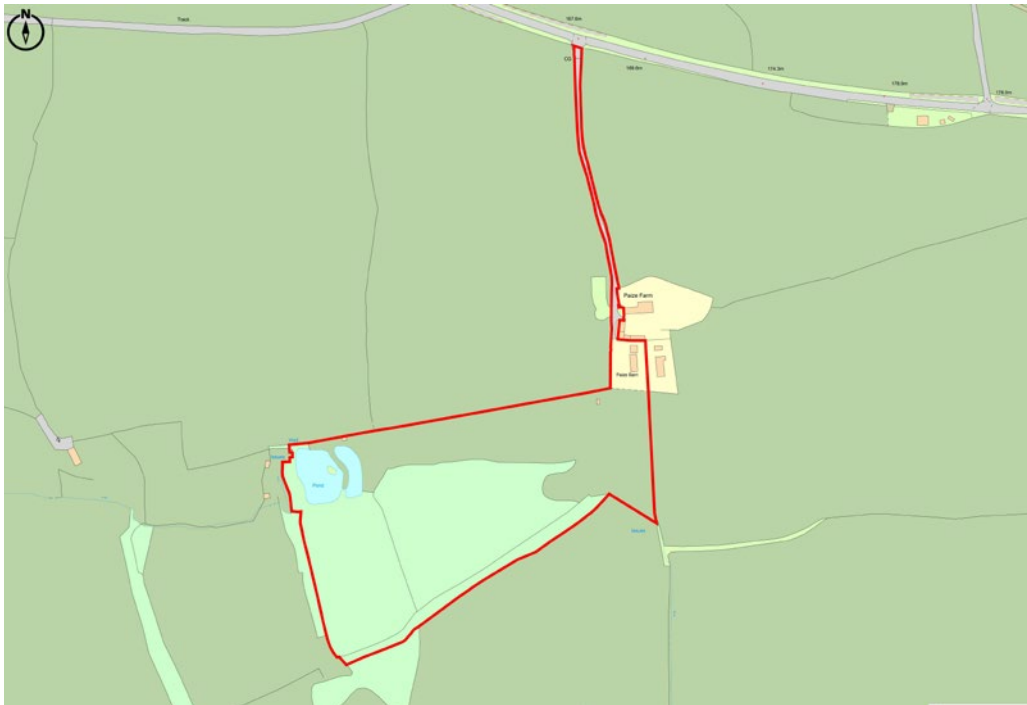
The property is set in a peaceful rural position close to the small village of Sampford Courtenay. The historic village has a local pub, a village hall and a parish church, while nearby North Tawton offers further everyday amenities, including a local primary school. The picturesque town of Okehampton is five miles away, providing a range of shops and supermarkets, as well as leisure facilities. For leisure, there are plenty of excellent walking, cycling and riding routes across the nearby Dartmoor National Park, while golf is available at Okehampton Golf Club. By road, the A30 provides fast and efficient connections to Exeter, and the M5.

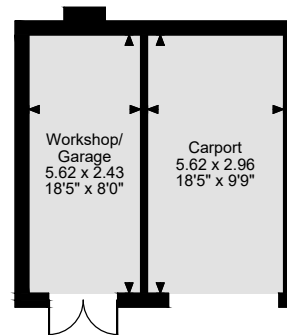
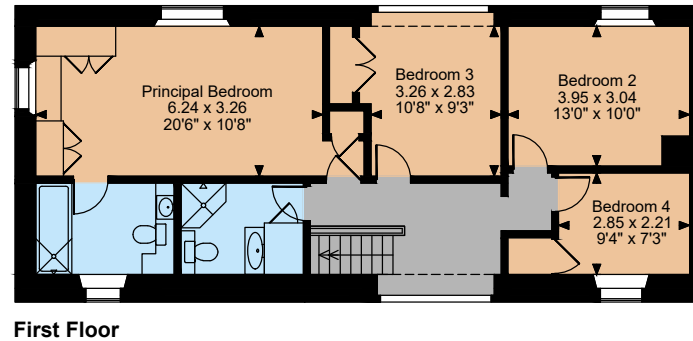
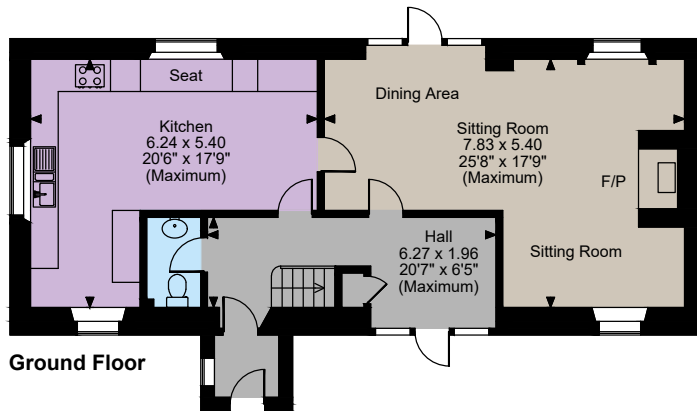
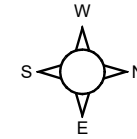
Distances

- Sampford Courtenay 1.0 miles
- Exbourne 1.4 miles
- Okehampton 5.8 miles

Nearby Schools

- Exbourne CofE Primary School
- North Tawton Community Primary School and Nursery
- South Tawton Primary School
- Okehampton Primary School
- Okehampton College
- Mount Kelly Independent School
- West Buckland Independent School
- Kingsley Independent School





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

Main House internal area 1,698 sq ft (158 sq m)
 Workshop & Carport internal area 335 sq ft (31 sq m)
 Total internal area 2,033 sq ft (189 sq m)
 For identification purposes only.

Directions

EX20 2TJ
 what3words: ///dapt.toothpick.locker - brings you to the driveway

General

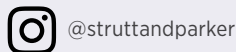
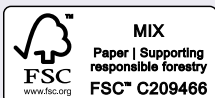
Local Authority: West Devon Borough Council
Services: Mains electricity and water. Private drainage which we understand to be compliant with current regulations
Council Tax: Band F
EPC Rating: D
Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Exeter

24 Southernhay West, Exeter, Devon EX1 1PR

01392 215631

exeter@struttandparker.com
 struttandparker.com



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