



# Carpenters Barn Sampford Courtenay EX20 2SX



**Guide Price - £700,000**



# Carpenters Barn, Sampford Courtenay, EX20 2SX.



Exceptional Character Barn Conversion Offering Timeless Charm, Versatile Living And Beautiful Gardens In A Highly Desirable Devon Village Setting..

- Period Barn Conversion Charm
- Sought After Village Setting
- Beautiful Thatched Roof Design
- Exposed Timber Character Features
- Versatile Living Accommodation
- Stunning Kitchen Breakfast Space
- Multiple Reception Rooms Available
- Private Enclosed Garden Areas
- Large Plot With Potential
- Double Garage With Workshop
- Ample Driveway Parking Space
- Council Tax Band - F
- EPC - F



Set within the heart of a highly sought-after Devon village, this remarkable period barn conversion offers an exceptional blend of heritage, craftsmanship and lifestyle. Positioned prominently within the village, the home immediately captures attention with its striking cob elevations, intricate pargetting detail and traditional thatched roof, all of which reflect a level of authenticity rarely found. Having been cherished by the same owners for many years, the property has been carefully maintained and thoughtfully enjoyed, creating a warm and welcoming home full of character.

Stepping inside, there is an immediate sense of space and history, with exposed timbers, handcrafted joinery and an abundance of original features that celebrate the building's origins. The reception hall sets the tone, leading through to a series of versatile living spaces that can adapt to a range of lifestyles. The main sitting room is a particularly inviting space, centred around a substantial fireplace with a multi-fuel stove, offering a cosy retreat during the cooler months, while also enjoying a pleasant outlook across the surrounding setting.

At the heart of the home lies a superb kitchen and breakfast room, designed very much with both everyday living and entertaining in mind. This sociable space combines traditional styling with practical features, including a classic Aga, quality cabinetry and ample workspace, all complemented by natural light and direct access to the gardens.



The accommodation is arranged with flexibility, offering multiple bedrooms and additional reception rooms that could easily serve as home offices, hobby spaces or guest accommodation. The layout provides a balance between open, flowing areas and quieter, more private rooms, making it well suited to both family life and those seeking a peaceful retreat.

Externally, the property continues to impress. The gardens immediately adjoining the house are beautifully arranged, offering a private and sheltered space to relax, entertain or simply enjoy the surroundings. Beyond this, the wider grounds extend to provide a more natural setting, with mature boundaries and open areas that create a sense of space and opportunity.

Further enhancing the appeal is a substantial outbuilding, currently offering excellent storage and workshop space, but also presenting potential for further use, subject to any necessary consents. A generous driveway and garaging ensure ample parking and practicality.

The village itself offers a quintessential Devon lifestyle, with a strong sense of community, a well-regarded public house and easy access to the dramatic landscapes of Dartmoor as well as the wider county. This is a home that successfully combines period charm with everyday functionality, offering a rare opportunity to acquire a distinctive and characterful property in a truly desirable setting.

# Changing Lifestyles

Situated in the charming and historically rich village of Sampford Courtenay, this property offers the perfect blend of rural tranquility and community spirit. The village is well-regarded for its picturesque Devon countryside, featuring rolling hills and a network of walking and riding paths. At the heart of the village, you'll find the Grade I listed St. Andrew's Church, dating back to the Norman period and famous for its medieval architecture and carved features. This historic church was a key site during the 1549 Prayer Book Rebellion, a significant chapter in local and English history.

The community hub, The New Inn, is a thatched, 17th-century pub that has recently been restored, providing a warm setting to enjoy traditional fare. Sampford Courtenay's location allows easy access to outdoor activities, from fishing to coastal visits, with Devon's stunning beaches just a short drive away. Positioned between vibrant market towns like Okehampton, the village provides both the calm of country life and proximity to necessary amenities.

This idyllic location promises a lifestyle suited to nature enthusiasts, history lovers, or anyone looking for a peaceful Devon retreat.



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Floor 0 Building 1

Approximate total area<sup>(1)</sup>

2177 ft<sup>2</sup>

202.3 m<sup>2</sup>

Reduced headroom

90 ft<sup>2</sup>

8.4 m<sup>2</sup>



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