



The Coach House

South Tawton

EX20 2LP



Guide Price - £700,000



The Coach House, South Tawton, EX20 2LP

The Coach House is a stunning four-bedroom barn conversion set within approximately 2.72 acres, beautifully blending character features with modern comforts...



- Four Bedroom Barn Conversion
- Approximate 2.72 Acre Plot
- Character Filled Accommodation
- Exposed Stonework And Timbers
- Impressive Living Room With Wood Burner
- Charming Rayburn Kitchen/Dining
- Principal Bedroom With En-Suite
- Flexible Reception Room Layout
- Excellent Equestrian Facilities
- Stables, Paddocks And Sand School
- Extensive Parking And Turning Area
- Council Tax Band - F
- EPC - E



The Coach House is a beautifully converted four-bedroom barn conversion that effortlessly combines character and charm with modern-day comfort. Rich in period features, the property showcases exposed stone walls, impressive timbers, vaulted ceilings, and a wealth of original character throughout, creating a warm and inviting family home set within approximately 2.72 acres of grounds.

The accommodation is both spacious and versatile. The heart of the home is the impressive kitchen/dining room, centred around a traditional oil-fired Rayburn, which not only provides a focal point but enhances the property's country-house appeal. Surrounding the Rayburn is a bespoke timber kitchen offering ample storage and preparation space, while the dining area provides the perfect setting for everyday family life and entertaining alike.

Leading from the kitchen is a generously sized utility room, providing space for appliances, additional storage, and direct access to the garage. A recently modernised ground floor shower room adds practicality and convenience.

Three steps rise from the kitchen into the main hallway, which serves the principal reception rooms. The stunning living room is undoubtedly one of the highlights of the home, featuring an impressive wood-burning stove, exposed stonework, and beautiful timbers that create a cosy atmosphere throughout the seasons. A separate sitting room offers further flexibility and character, complete with a striking stone fireplace and electric stove. Positioned at the opposite end of the property, the formal dining room enjoys direct access to the private rear courtyard, making it ideal for entertaining and family gatherings.



The first floor continues to impress with four well-proportioned bedrooms. The principal bedroom is a particularly attractive space, featuring exposed A-frame timbers, fitted wardrobes, and a stylishly updated en-suite shower room. Three further bedrooms are served by a family bathroom, providing comfortable accommodation for family members or guests. One of the bedrooms is currently utilised as a home office, demonstrating the flexibility of the layout.

Externally, The Coach House offers an exceptional lifestyle opportunity, particularly for those with equestrian interests. The grounds extend to approximately 2.72 acres and have been thoughtfully arranged to include attractive gardens, paddocks, stabling, a sand school, and a dedicated turning area with separate access.

The current owners have carefully developed a barefoot track system, allowing horses to move freely around the paddocks, while a separate smaller paddock sits adjacent to the arena, ideal for ponies or segregation when required. The extensive turning and parking area provides excellent space for horseboxes, trailers, additional vehicles, or deliveries, ensuring the main residence remains private and peaceful.

The equestrian facilities are further enhanced by a substantial internal stable block divided into four sections, together with an additional purpose-built external stable and adjoining carport.

Offering an exceptional blend of character, space, and equestrian facilities, The Coach House presents a rare opportunity to acquire a distinctive countryside home set within 2.72 acres of beautifully arranged grounds.

01837 500600

Changing Lifestyles

The Coach House is situated on the outer edge of the idyllic Devonshire village, South Tawton. Positioned within Dartmoor National Park, you are surrounded by unspoilt scenery and the rolling foothills of neighbouring farmland. The village offers a delightful parish church, historic church room and the Seven Stars Bed & Breakfast.

The nearby village of South Zeal boasts a renowned primary school, post office/general store and two public houses. The traditional market town of Okehampton is located only five miles away, a more comprehensive range of services are on offer, together with a community medical centre and extensive array of leisure facilities, from rugby, football, 18-hole golf and swimming.

From Okehampton there is direct access to the A30 dual carriageway providing a link to the city of Exeter with its M5 motorway, main line rail and international air connections.



Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01837 500600** for more information or to arrange an accompanied viewing on this property.

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Floor 0 Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

2201 ft²
204.5 m²

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