



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Longacre  
Chichacott  
EX20 1RS



BRITISH  
PROPERTY  
AWARDS

2023



GOLD WINNER

ESTATE AGENT  
IN OKEHAMPTON



**Asking Price - £650,000**



Changing Lifestyles

01837 500600

# Longacre, Chichacott, EX20 1RS.



An impressive family home offering versatile accommodation, presented to an exceptional standard, alongside a desirable embrace of contemporary and character throughout...

- Detached Barn Conversion
- Offering Five Bedrooms
- Multiple Reception Rooms
- Additional One Bedroom Annexe
- Far Reaching Countryside Views
- Garage & Private Gated Driveway
- Contemporary Kitchen
- Well-Tended Extensive Gardens
- Beautifully Presented Throughout
- Grade II Listed
- Peaceful Hamlet Location
- Oil Fired Central Heating
- EPC - E/A



Are you searching for a special property to become a desired long-standing family home, with the foothills of Dartmoor capturing your attention, alongside well-tended mature gardens, and detached annexe accommodation promoting a variety of uses...

Longacre is an impressive example of a Grade II listed barn conversion, situated within the working hamlet of Chichacott, only two miles from the historic market town centre of Okehampton. Originally converted in the 1980's, the property itself has been maintained and upgraded throughout its years of ownership, exemplifying a functional, attractive home.

Upon approach you are greeted by a gravel topped driveway, leading to a generous parking area via secure five-bar gate access. From this elevated position of the property, you will be instantly drawn to the breathtaking views spanning far over the surrounding landscape, including the distinguished edge of Dartmoor National Park.

The accommodation offers an incredible array of private and social aspects, from five bedrooms including two en-suite shower rooms, a cosy sitting room and contemporary kitchen. This property uniquely boasts a primary and secondary stairway, providing convenient access between the ground and first floors. Two cloakrooms and a utility room are additional practical features to take note of during your viewing time. Throughout the home, a light and airy nature is apparent, with a large range of window units including Velux windows to the majority of the first-floor bedrooms.

The Garden House is a detached annexe with offerings of further accommodation, perfect for either dual occupancy or income potential. The layout is efficient and simplistic, comprising an open plan kitchen/living area, double bedroom and en-suite shower room. An elevated external balcony offers pleasant views of the surrounding gardens and tranquil setting.

The extensive gardens are a particularly remarkable feature of Longacre, with the outside space spanning generously within the established 0.83-acre plot boundary. The south easterly aspect lends itself to a healthy embrace of Devonshire sunshine. The gardens are mainly laid to lawn, alongside a vast array of mature trees, shrubs and fruit trees. There are two naturally fed ornamental ponds, plus a variety of raised vegetable beds, greenhouse and storage outbuildings.



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The property lies within the peaceful, rural hamlet of Chichacott, a cluster of period properties dating from the 12th - 18th Century. The hamlet lies approximately 1.5 miles outside of the town centre of Okehampton with all its amenities.

The town offers an extensive range of shops, services and facilities. There are three supermarkets (including a Waitrose) a range of nationally and locally owned shops and businesses, together with a modern hospital and leisure centre in the attractive setting of Simmons Park.

There is schooling from infant to sixth form level, provided by the established college, primary school and modern St James CofE primary facility. The Dartmoor National Park offers hundreds of square miles of superb unspoilt scenery.

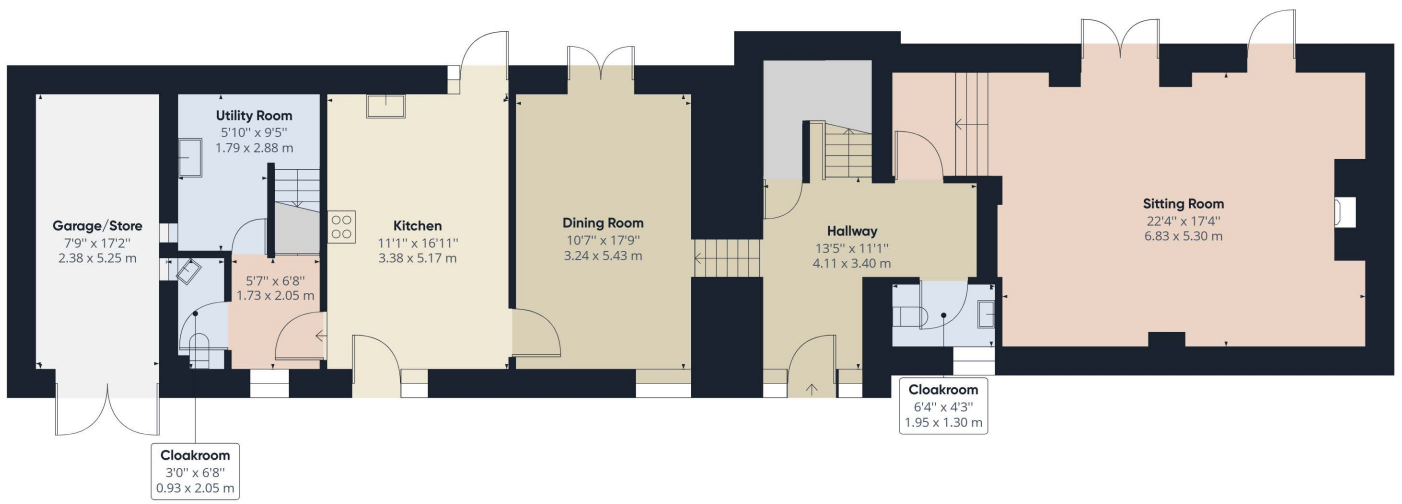
From Okehampton there is direct access to the A30 dual carriageway providing a link to the city of Exeter with its M5 motorway, main line rail and international air connections. The countryside around Okehampton is particularly attractive with many opportunities for riding, walking and outdoor pursuits.



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