



Bond
Oxborough
Phillips

Changing Lifestyles

Tarka,
Meeth,
EX20 3EP.



BRITISH
PROPERTY
AWARDS

2023



GOLD WINNER

ESTATE AGENT
IN OKEHAMPTON



Asking Price- £325,000



Changing Lifestyles

01837 500600

Tarka, Meeth, EX20 3EP.

A delightful stone barn conversion, boasting a balanced blend of character and contemporary, immaculate rear garden space and living accommodation spread over one level...



- Detached Barn Conversion
- Offering Two Double Bedrooms
- Open Plan Kitchen/Living Area
- Family Shower Room & En-Suite
- Desirable Wood Burner
- Off-Road Parking
- Beautiful Surrounding Gardens
- Idyllic Devonshire Village Location
- Detached Garden Studio
- Beautifully Presented Throughout
- No Onward Chain
- EPC - D



Are you looking to re-locate to a picturesque Devonshire village, possibly downsizing with the added benefit of being move in ready, with commutable access to local facilities and hotspots?

Tarka sits within a wealth of barn conversions believed to date back to the 1800's when they were formally farm buildings, however, now they are popular residential homes, but would also make superb investment properties, as our vendor has done in the past.

You are welcomed into the home with a wealth of natural light into hallway that provides access to the open plan living area, two double bedrooms and upgraded shower room. The kitchen/dining/living room has been upgraded wisely, to incorporate a contemporary and modern theme, but also benefiting the characterful features the cottage, such as the exposed A-frames creeping through the ceiling. This amazing room has a superb amount of floor space, perfect for a dining table and multiple seating arrangements, that allow you take advantage of the wood burner as the main focal point of the room.

Throughout the property, you will notice the care and attention given to the decor, such as the new shower in the bathroom. Both double bedrooms are of equal size; the master is currently being used as a double room and benefits from the added feature of an en-suite shower, while the second bedroom is ideal for a twin setup, improving the let-ability of the property.

Step outside and you will discover a substantial rear garden with views towards Exmoor, a range of well-kept flower beds and a generously sized lawn. This remarkable outside area has also been blessed with the recent installation of a garden studio, perfect for working from home or as a summerhouse to while away those long summer evenings.

There is also a large loft space via an integrated & folding ladder. Fully boarded, well insulated, with power & lighting, a great space for further storage potential if necessary.

Finally, the property offers ample parking at the front, giving you the assurance of always having a space after a long day, or providing parking for any guests if it is used as an Air BnB.



Changing Lifestyles

This fine property is situated in the heart of the popular Devon village of Meeth which offers an active rural community within the Torridge Valley with the nearby parish church and popular Bull & Dragon Public House. Nearby is the popular Tarka Trail, perfect for keen cyclists and walkers, and also close by is a scenic nature reserve.

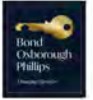
The property is within easy driving distance of the popular towns of Hatherleigh and Torrington for a good range of shops, services and amenities, with the larger town of Okehampton approximately eleven miles to the south providing a more extensive range of services and amenities.



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.

Scan here for our Virtual Tour:





Floor 0 Building 1

Approximate total area⁽¹⁾
712.92 ft²
66.23 m²



Floor 0 Building 2

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Have a property to sell or let?

If you are considering selling or letting your home, get in contact with us today on 01837 500600 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.