

The Stone Barn  
Lane Past Old South Beer Farm  
Clawton  
Holsworthy  
Devon  
EX22 6PF

**Asking Price: £525,000**  
**Freehold**



Changing Lifestyles

01409 254 238  
holsworthy@boproperty.com

# The Stone Barn, Lane Past Old South Beer Farm, Clawton, Holsworthy, Devon, EX22 6PF



- HOLIDAY LET RESTRICTED
- DETACHED BARN CONVERSION
- 5 BEDROOMS
- 4 BATHROOMS
- LARGE GARDEN
- SHARED OFF ROAD PARKING
- QUIET AND PEACEFUL LOCATION
- GREAT LINKS TO HOLSWORTHY, LAUNCESTON AND BUDE
- EPC: C



**An opportunity to acquire this stunning holiday restricted barn conversion offering a large open plan, kitchen, dining and living area with 5 bedrooms and 4 bathrooms. The residence also benefits from extensive shared parking area and generous garden. The property is located in a peaceful and quiet setting.**



Changing Lifestyles

01409 254 238  
holsworthy@bopproperty.com



## Directions

From Holsworthy proceed on the A388 Launceston road for about 3 miles, and upon reaching Clawton proceed through the village, taking the left hand turn after Clawton Primary School, follow the lane for a short distance and The Stone Barn will be found on the left hand side.

## Situation

Located on the edge of Clawton being within a few miles from Holsworthy, is this stunning 5 bedroom (2 ensuite), 1 reception room, detached barn conversion offering spacious and versatile accommodation throughout with generous sized landscaped gardens, ample off road parking. The property is subject to a holiday restriction for 12 months of the year.



# Internal Description

## **Hallway** - 30'11" x 3'6" (9.42m x 1.07m)

Entrance door from outside courtyard area with step up to

## **Kitchen/Living Area** - 14'1" x 22'3" (4.3m x 6.78m)

Open plan kitchen living area with slate floor, wooden kitchen units, with inset stainless steel sink, integrated dishwasher and space for a double electric range cooker. There is a double aspect wood burner in a stone fireplace. Dual aspect windows to the east and west.

From the kitchen area there are two slate steps up into the triple aspect Living Area with windows to the east and west plus a French door leading to a south facing patio area. Again, the stone fireplace with wood burner is a feature. Wooden stairs leading to first floor.

## **Bedroom 3** - 12'3" x 14'6" (3.73m x 4.42m)

Large double bedroom with wooden floor, exposed beamed ceiling with asymmetric windows to the east and a further north facing window.

## **Bedroom 5** - 12'6" x 10'6" (3.8m x 3.2m)

Double bedroom with wooden floor and exposed beamed ceiling. Double Velux windows to the south.

## **Bathroom** - 8'9" x 10'6" (2.67m x 3.2m)

Tiled floor and exposed beamed ceiling. 3-piece suite with rolled top bath, sink and w.c. Velux window & extractor fan.

## **Shower Room** - 5'1" x 10'5" (1.55m x 3.18m)

Tiled floor with large shower, sink and Velux window to the south.

## **Utility Room** - 5'9" x 10'4" (1.75m x 3.15m)

Tiled floor with sink and window facing south. Plumbing for washing machine.

## **Bedroom 4** - 9'5" x 14'4" (2.87m x 4.37m)

Double bedroom with wooden floor, exposed beamed ceiling with dual aspect windows to south and west.

## **First Floor Landing** - 7'5" x 9'8" (2.26m x 2.95m)

## **Bedroom 1** - 14'6" x 16' (4.42m x 4.88m)

Large double bedroom with wooden floor, exposed beamed ceiling and dual aspect windows to the east and west. Built in wardrobe.

## **Ensuite** - 6'8" x 5'9" (2.03m x 1.75m)

Tiled floor, corner shower, WC and heated towel rail.

## **Bedroom 2** - 14'6" x 15'4" (4.42m x 4.67m)

Large light and airy double bedroom with wooden floor, exposed beamed ceiling with triple aspect windows to the south east and west. Built in wardrobe.

## **Ensuite** - 6'8" x 8'8" (2.03m x 2.64m)

Tiled floor, corner shower, wc, sink and heated towel rail. Extractor fan and west facing window.

**Outside** - The property is approached via its own drive leading to a large parking area providing ample off road parking for several vehicles. Adjoining the property is a paved patio area providing the ideal spot for alfresco dining and entertaining. The rest of the garden is laid to lawn and bordered by fencing and mature hedges.

**EPC Rating** - EPC rating C (73) with the potential to be B (85). Valid until May 2031.

**Services** - Mains water and electric. Shared private drainage and ground source heat pump.

The Stone Barn, Lane Past Old South Beer Farm, Clawton, Holsworthy, Devon, EX22  
6PF

Changing Lifestyles



Changing Lifestyles

01409 254 238  
[holsworthy@bopproperty.com](mailto:holsworthy@bopproperty.com)

The Stone Barn, Lane Past Old South Beer Farm, Clawton, Holsworthy, Devon, EX22 6PF



Changing Lifestyles

01409 254 238  
holsworthy@boproperty.com

# The Stone Barn, Lane Past Old South Beer Farm, Clawton, Holsworthy, Devon, EX22 6PF

## Floorplan & EPC Rating



Floor 0



Floor 1

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>85</b>
(69-80)	<b>C</b>	<b>73</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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.

Changing Lifestyles

01409 254 238  
holsworthy@boproperty.com

The Stone Barn, Lane Past Old South Beer Farm, Clawton, Holsworthy, Devon, EX22 6PF

Changing Lifestyles

# We are here to help you find and buy your new home...

Albion House  
4 High Street  
Holsworthy  
Devon  
EX22 6EL

Tel: 01409 254 238

Email: [holsworthy@boproperty.com](mailto:holsworthy@boproperty.com)

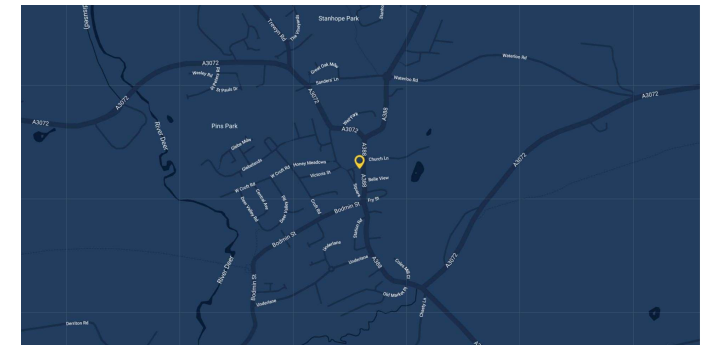
## Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01409 254 238 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

Please do not hesitate to contact  
the team at Bond Oxborough  
Phillips Sales & Lettings on

**01409 254 238**

for a free conveyancing quote and  
mortgage advice.



Changing Lifestyles

**01409 254 238**  
[holsworthy@boproperty.com](mailto:holsworthy@boproperty.com)