

Lower Chichacott Barn Okehampton EX20 1RS



Guide Price - £490,000



Lower Chichacott Barn, Okehampton, EX20 1RS.



A charming Grade II listed barn conversion, offering generous living space, a south-facing garden, a detached double garage with home office, and easy access to Okehampton's amenities...

- Stunning Grade II Barn Conversion
- Incredible Blend Of Charm & Luxury
- Tucked Away On Country Lane
- Double Garage With Luxury Office
- Glorious South-Facing Garden Oasis
- Planning Approval For Garden Room
- Charming Beams & Stone Features
- Stylish Kitchen With Garden Views
- Spacious Bedrooms With Built-Ins
- Cosy Lounge With Open Fire
- Moments From Dartmoor & Town
- Council Tax Band - E
- EPC - TBC



Would you love a character home that blends traditional charm with modern convenience in a peaceful yet accessible location? Offering generous living space, a south-facing garden, and a detached double garage with a home office, this Grade II listed barn conversion could be the perfect move for you.

Tucked away on a quiet country lane, just over one mile from Okehampton, this beautifully converted barn enjoys the best of rural living without isolation. The town's amenities, including supermarkets (Waitrose), a cinema, and the recently reopened railway to Exeter, are all within easy reach, while Dartmoor National Park offers a stunning backdrop for outdoor enthusiasts.

Upon approach, a gravelled front garden sets the home back from the lane, creating a welcoming first impression. The gated off-road parking leads to the detached double garage, complete with twin electric roller doors. A fantastic addition is the insulated home office/hobby room, equipped with a cloakroom, offering a versatile space for remote working or guests.

Inside, the home immediately impresses with its double-height entrance hall, which floods the space with natural light. The layout offers over 1,400 sqft of beautifully designed accommodation, blending exposed oak beams, stonework, and modern finishes. The central dining room serves as the heart of the home, with double doors leading to the garden, and now approved planning permission has been granted for a stunning contemporary glass garden room, seamlessly extending the ground floor living space should it be desired.

The cosy sitting room features further character touches and an open fire and is a wonderful place to sit and unwind in the evenings, while the kitchen/breakfast room enjoys garden views and includes modern appliances and ample storage. A utility/boot room with a stable door provides added practicality, perfect for countryside living.

Ascending to the first floor, the galleried landing leads to two generously sized double bedrooms, each benefiting from built-in storage. The spacious and modern family bathroom is well-equipped with a bath and separate shower, offering a luxurious touch.

The south-facing rear garden is a true highlight, with 0.31 acres of lawn, mature trees, a wildlife pond, and multiple seating areas, creating a tranquil outdoor retreat. Additional benefits include a greenhouse, garden shed, and a paved patio for entertaining.

With the potential for further expansion, this already charming home offers a unique opportunity to enhance its living space, making it even more suited to modern lifestyles. Contact us today to arrange a viewing.

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Changing Lifestyles

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.

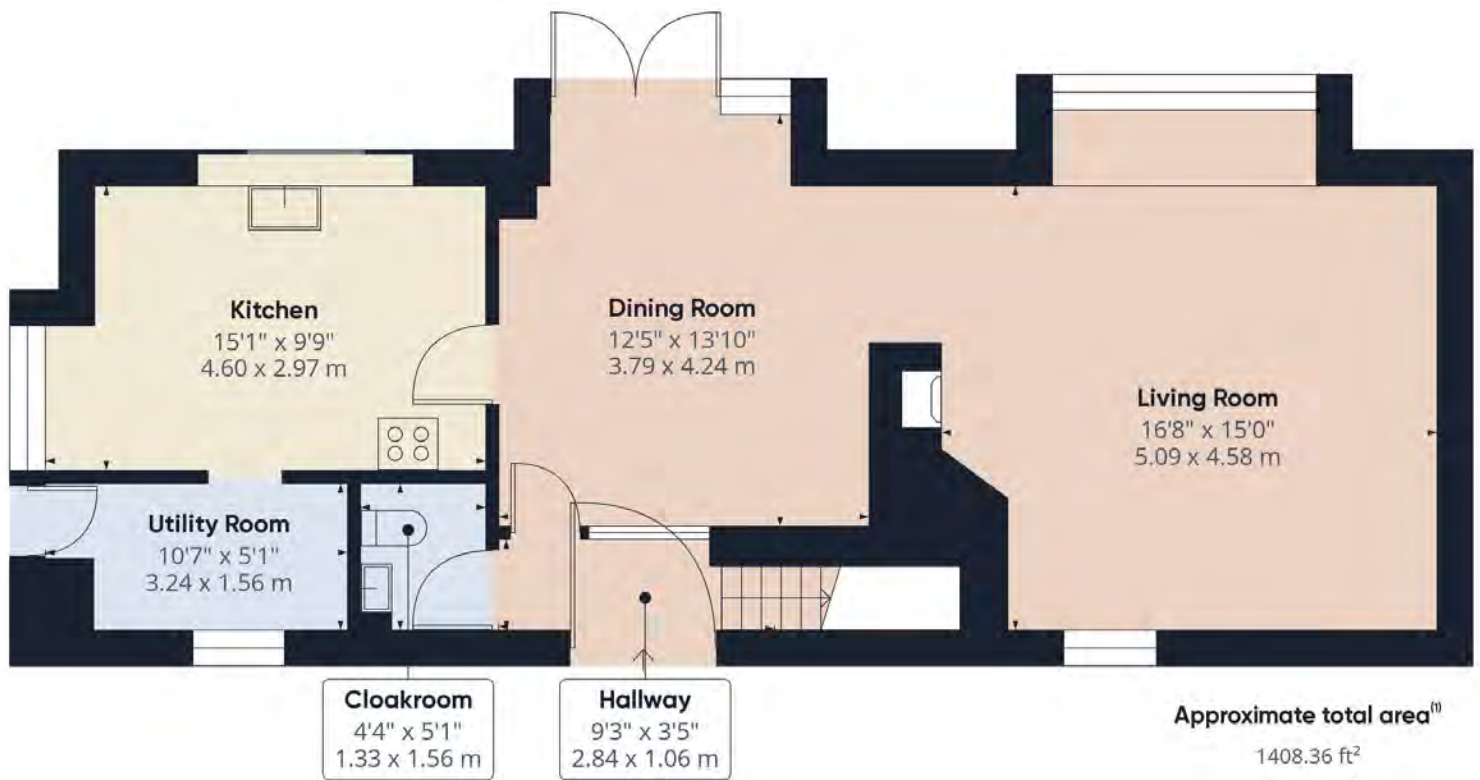
From Okehampton there is direct access to the A30 dual carriageway providing a link to the city of Exeter with its M5 motorway, main line rail and international air connections. The countryside around Okehampton is particularly attractive with many opportunities for riding, walking and outdoor pursuits.



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the team at
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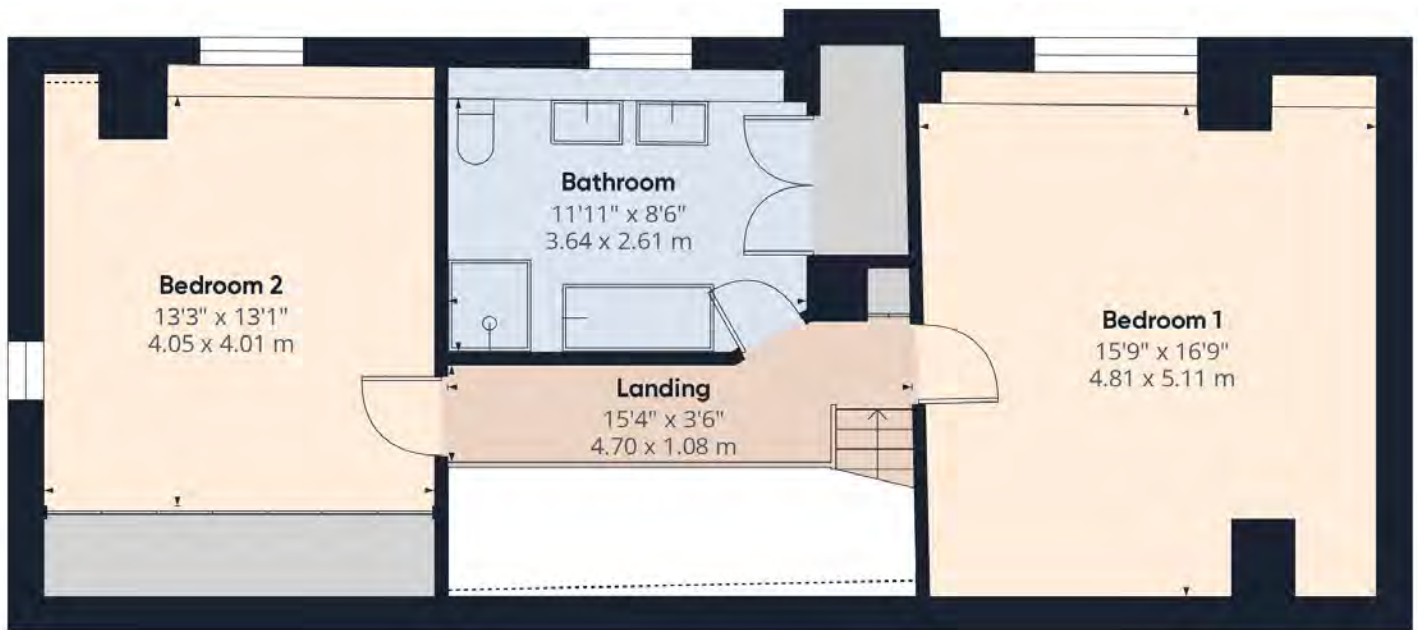
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Floor 0 Building 1

Reduced headroom
0.77 ft²
0.07 m²



Floor 1 Building 1

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