



# Lower Chichacott Barn Okehampton EX20 1RS



**Guide Price - £475,000**





# 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
- Approved Planning For Three Bedrooms
- Peaceful Yet Accessible Country Location
- Detached Double Garage With Office
- South-Facing Garden With Pond
- Potential Glass Garden Room Extension
- Exposed Oak Beams And Stonework
- Modern Kitchen With Garden Views
- Cosy Sitting Room With Woodburner
- Over 1,400 Sqft Living Space
- Close To Dartmoor And Amenities
- Council Tax Band - E
- EPC - TBC



Would you love a character home with approved planning to expand the first floor into three bedrooms, including a luxurious en-suite master, offering the perfect opportunity to create a bespoke family home? This Grade II listed barn conversion beautifully blends traditional charm with modern convenience, boasting generous living space, a south-facing garden, and a detached double garage with a versatile home office.

Tucked away on a quiet country lane just two miles from Okehampton, the home offers the best of rural living without isolation. The town's amenities, including supermarkets such as Waitrose, a cinema, and the recently reopened railway to Exeter, are all within easy reach, while Dartmoor National Park provides a stunning backdrop for walking, cycling, and outdoor activities.

Approaching the property, a gravelled front garden sets the home back from the lane, creating a welcoming first impression. 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, providing a flexible space for remote working, hobbies, or guests.



Inside, the double-height entrance hall immediately impresses, flooding the space with natural light and setting the tone for over 1,400 sqft of well-designed accommodation. Exposed oak beams, stonework, and modern finishes blend seamlessly throughout the home. The central dining room serves as the heart of the property, with double doors opening to the garden, while consent has also been granted for a contemporary glass garden room, perfectly extending the ground floor living space if desired. The cosy sitting room features further character touches and a wood burner, creating a warm and inviting atmosphere. The kitchen/breakfast room enjoys garden views, modern appliances, and ample storage, complemented by a practical utility/boot room with a stable door.

On the first floor, the galleried landing leads to two generously sized double bedrooms, with built-in storage, and a spacious family bathroom with a bath and separate shower. With the approved planning, the first floor can be reconfigured into three bedrooms, creating a luxurious en-suite master and an additional family bathroom.

The south-facing garden, extending to 0.31 acres, offers lawn, mature trees, a wildlife pond, seating areas, a greenhouse, a garden shed, and a paved patio, creating a tranquil outdoor retreat.

With planning permission to enhance its space and layout, this already charming home presents a rare opportunity to create a truly bespoke property, perfectly suited to modern lifestyles.



# 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.

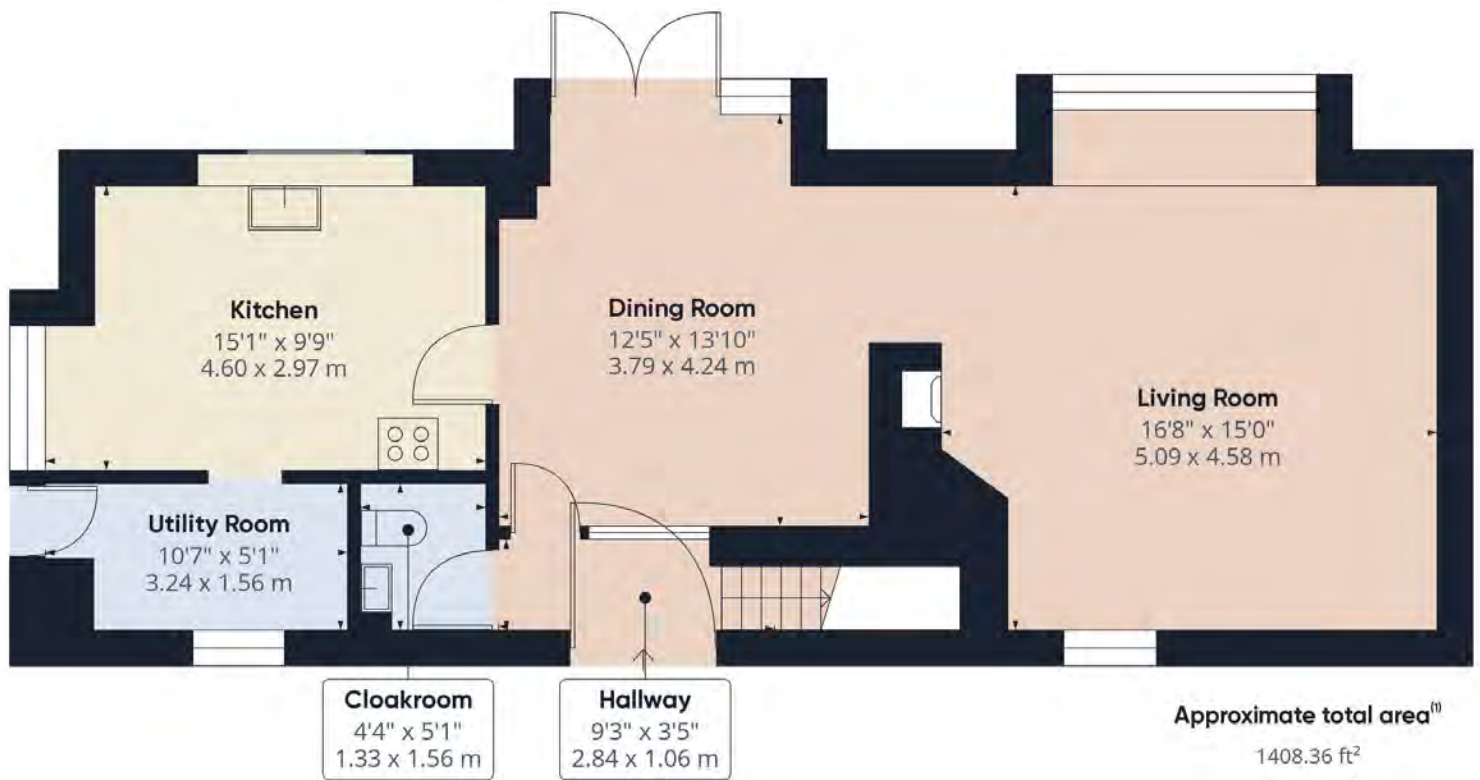
From Okehampton there is direct access to the A30 dual carriageway providing a link to the city of Exeter with its M5 motorway, main line rail and international air connections. The countryside around Okehampton is particularly attractive with many opportunities for riding, walking and outdoor pursuits.



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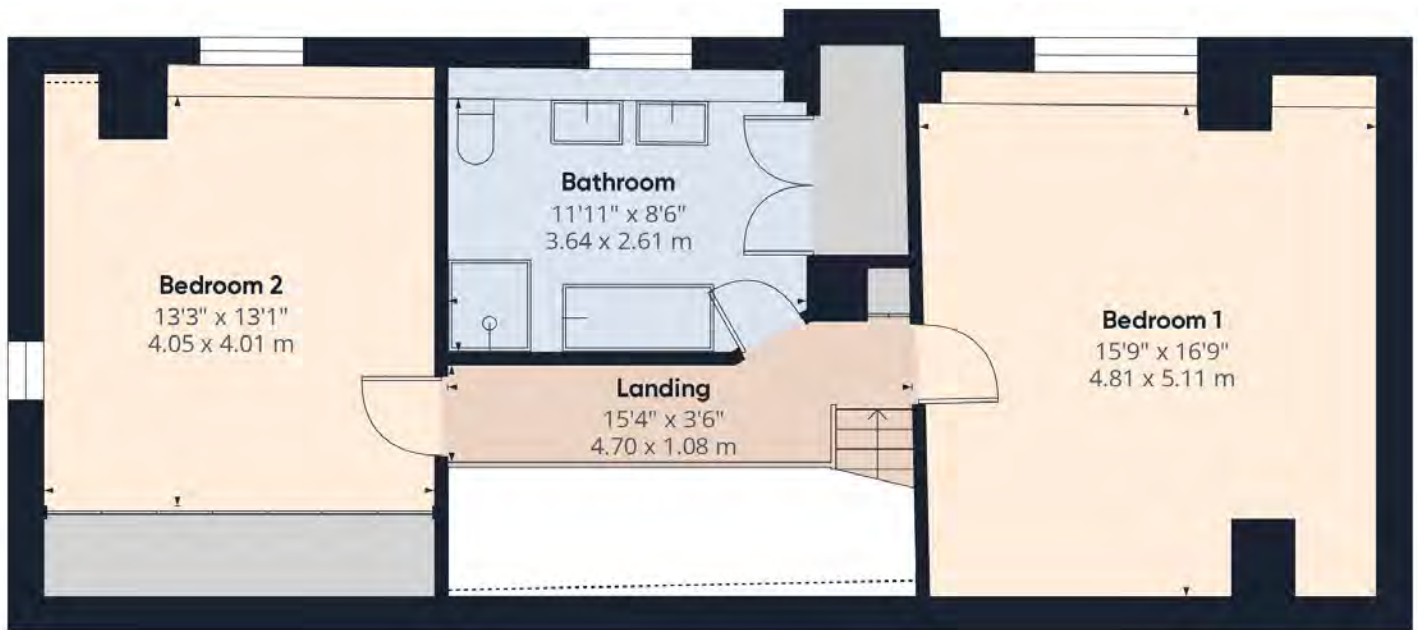
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Floor 0 Building 1

**Reduced headroom**  
0.77 ft<sup>2</sup>  
0.07 m<sup>2</sup>



Floor 1 Building 1

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