

Barn conversion cottages for individual sale in exclusive rural Devon complex

Selling agent: Stevens', **team** estate agent in North Tawton, West Devon. Tel: 01837 880111

Description: Five charming barn conversion cottages in a small complex with main house, nestling in the heart of the West Devon countryside in the hamlet of Yeo, near North Tawton.

Four cottages currently for sale:

Tarka Cottage: £295,000

Granary Cottage: £175,000

Taw Cottage: £199,500

Shippon Cottage: £197,500



Location: Approached by a country lane and driveway, the location of Granary Farm Cottages is truly rural, yet close to local amenities and under a 15 minute drive from the main A30 east/ west dual carriageway for easy access into Cornwall, Devon and beyond and Exeter, with its airport and the M5 Motorway within 35 minutes.

North Tawton, the local Devon town just a mile and a quarter from Granary Farm Cottages, was home to poet laureate Ted Hughes from 1961 to his death in 1998; the beauty of the local area the inspiration for many of his works.

The cottages have been tastefully converted from impressive stone walled barns believed to have been built by Napoleonic Prisoners of War billeted at Yeo and North Tawton between 1809 and 1816. The cottages, set in an 'L' shape, were originally used to store grain as part of Yeo Farm and surround a large, pretty gravelled courtyard with circular raised flower bed. Under the courtyard runs a charming cobbled culvert taking water from the stream behind to the River Taw to the front.

The cottages enjoy a fabulous field and country outlook. All are double glazed with oil central heating, wood burning stove, built-in wardrobes in most bedrooms, white suite in all bathrooms, electric oven, hob and extractor in all kitchens and extremely thick walls. The cottages each come

with parking and they are all designed for upside down living to make the most of the fabulous vista.



For the last 12 years Granary Farm Cottages have provided exceptionally comfortable holiday accommodation, the fabulous tranquil location and cottages highly recommended by the cast and crew of popular sitcom Jam & Jerusalem, filmed nearby, who stayed there while on location for three series.

Now, the cottages are for sale individually to create an exclusive complex for residential property owners, with a management team to take care of the courtyard making the cottages a perfect choice for locals or as countryside retreats. Water is provided via the complex's very own borehole with fees much less than standard water rates.

Granary Cottage has two double bedrooms downstairs along with the entrance hall and bathroom. The stairs, which run from the entrance hall up into the centre of the fabulous open plan room, create a natural divide for a living room with full-length windows and kitchen/ dining room fitted with a range of wood-fronted cupboards. Outside to the rear, the cottage has well-stocked flower bed borders and a pretty patio leading up to a lawned cottage garden.

Taw Cottage is an end of terrace conversion with two downstairs bedrooms, one measuring a generous 17'2" x 13'6" and large bathroom. Upstairs is a gorgeous open plan room with fitted wood-fronted kitchen and lounge with an attractive vaulted ceiling and exposed beams. Taw Cottage also boasts a third bedroom and shower room upstairs and a small but delightful cottage garden with wonderful countryside views.

The large entrance hall in **Shippon Cottage** leads to the bathroom and two double bedrooms, master with a dual aspect. The 19'6" x 18'10" open plan room upstairs has vaulted ceilings, beams and Velux windows for plenty of natural light. The kitchen is fitted with white shaker-style units and there is an additional bedroom and shower room upstairs. The rear garden of Shippon Cottage is also small but delightful with lovely views.



With **Tarka Cottage** comes an acre of land as well as a two storey outbuilding, currently used as a games room. The large entrance hall in Tarka Cottage leads to two double bedrooms and the bathroom. Upstairs, the spacious triple aspect room has a vaulted ceiling, exposed beams and stairs, which lead down to French doors opening out to a patio garden. The kitchen is fitted

with a range of units and completing the upstairs is a third bedroom and shower room. Outside Tarka Cottage to the rear is an orchard measuring approximately one acre with numerous trees, but the land could easily be used for horses or small livestock. To the side of Tarka Cottage is an attractive two storey building, open fronted on the ground floor for parking with a games room upstairs measuring 38'3" x 12'9".

For further details or to arrange a viewing, contact Stevens' **team** estate agent in North Tawton - telephone 01837 880111, email ntawton@stevensstateagents.com or visit www.stevens-property.com or www.teamprop.co.uk.

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In the photographs: Granary Farm Cottages

Digital images are available from bubblepr@mac.com

Notes to editors:

Westcountry **team** is part of **team** Association, the largest organisation for independent estate agents in the UK, with hundreds of members. Westcountry **team** covers Cornwall, Devon and West Dorset, and consists of 70+ members at this time, all of which work together to sell property for clients, and are actively committed to their nominated charity, Macmillan Cancer Support. **team**'s 'blue sky' image, with transparent **team** logo on a blue sky background reflects the association's and each individual agent's commitment to providing a clear, transparent service to their clients and conducting business in a straightforward, honest and professional way.

For further information, please contact:

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