

Property: The Granary, Yeo Lane, North Tawton, Devon

Selling agent: Stevens', **team** estate agent, North Tawton 01837 880111

Asking price: £445,000

Superb Devon residence with pool and four acres in exclusive rural setting

- Three of five barn conversion cottages also for individual sale

Stevens', **team** estate agent in North Tawton, West Devon, is thrilled to announce for sale The Granary – a superb and spacious country residence nestling in its own four acres of rural Devon at the head of a delightful private complex near the River Taw in the hamlet of Yeo, close to the town of North Tawton and the Devon/ Cornwall border.



Approached by a country lane and private driveway, The Granary is truly rural yet within walking distance of local amenities and only a 15 minute drive from the main A30 for easy access into Cornwall, Devon and beyond. Exeter, with its airport and the M5 motorway is within 35 minutes.

The small and exclusive complex enjoys a fabulous field and country outlook and comprises just six adjoining properties surrounding a large, pretty gravelled courtyard – The Granary, and five wonderful barn conversion cottages, which for the last 12 years have provided very comfortable and successful holiday accommodation. The five cottages are for individual sale, two are already under offer.

James Stevens, selling estate agent, comments: “The Granary and the cottages really do present a unique opportunity for many purchasers as the individual sale of the properties will create an exclusive and highly desirable private residential complex. It would be great if someone wanted to buy all four properties but The Granary is an exceptional home while the cottages provide an ideal opportunity for those looking for an income or an escape to the country, for families who want to buy close together or for those who just want a lovely home in truly stunning surroundings.”

All of the properties are double glazed with oil central heating.

The Granary

The grand entrance hall of The Granary is lined with a range of book shelves and leads to the large study/ bedroom five, the cloakroom and the 6.6m x 5.4m store room/ boiler room, fitted with units and shelving as well as a water filtration plant with modern water treatment equipment. A door from here leads through to the heated double garage.



The staircase leads from the entrance hall to the spacious landing, from which a walk-in larder cupboard provides plenty of storage space and doors lead to the main rooms. The unusual feature five-sided open plan living room and kitchen is 7.7m x 7.7m and contains an enclosed multi-fuel fire on a tiled hearth, vaulted ceiling with exposed beams and a door to the rear garden, paddock, orchard and swimming pool. The farmhouse style kitchen area is fitted with solid pine units, inset enamel Belfast sink unit and oil-fired Aga range cooker/ water heater.

The four bedrooms upstairs are all of generous size, one dual aspect, two with built-in wardrobes and one with an en-suite bath/ shower room fitted with a Victorian style bath, triple shower cubicle and underfloor heating. A dressing room with open-fronted wardrobe, separate toilet and bathroom with fully tiled shower cubicle complete the upstairs.

Outside is the double garage. To the rear of The Granary, the garden is landscaped and the land extends to well over four acres with a field shelter in the paddock, orchard with summerhouse, stream and pond and a large indoor swimming pool. At 16.5 x 14.3m, the building housing the heated indoor swimming pool also contains a toilet and changing facilities.



Cottages

The three cottages each come with two parking spaces and are designed for upside down living to make the most of the fabulous vista.

Granary Cottage has two double bedrooms downstairs along with an entrance hall and bathroom. The stairs run up into the centre of the lovely open plan room on the first floor, creating a natural divide for the living room with full length windows and the kitchen/ dining room. To the rear, a pretty patio leads up to a lawned cottage garden.

Taw Cottage is an end of terrace conversion with two downstairs bedrooms, one especially

generous and a large bathroom. Upstairs, the open plan room is fitted with a wood-fronted kitchen and lounge with lovely vaulted ceiling and exposed beams. A third bedroom and shower room are also upstairs while outside Taw Cottage is 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 dual aspect. The large 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 splendid views.

Water is provided via the complex' very own borehole with fees much less than standard water rates, and a management team will take care of the courtyard.

The cottages vary in price:

Granary Cottage £175,000

Taw Cottage £199,500

Shippon Cottage £197,500

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

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

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In the photographs:

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.

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