



BEECH HOUSE

OFFERS OVER £600,000

4 Bedroom Former Farmhouse w/ Gardens

HALWILL

MILLER TOWN & COUNTRY
Part of Smart Property Group



- >> Spacious Four Bed Former Farmhouse
- >> Formal Gardens and Large Yard
- >> Spacious 5 Bay Timber Barn
- >> Edge of Village Location
- >> 3 Reception Rooms
- >> Many original Features
- >> Oil Central Heating

The Property

On entering a large reception Hall, with stairs leading to the first floor, there is a generous living room with stone fireplace and inset wood burning stove as well as exposed beams. A further sitting room also has a stone fireplace and wood burning stove as well as exposed beams. There is a separate dining room to the rear with double doors offering access to the rear garden and a large decked sun terrace. Of this is a large kitchen, well equipped with a wide range of units and central island along with range style cooker and a large walk in larder cupboard. A further utility room and WC concludes the ground floor accommodation. The first floor has a large and well finished bathroom with double ended slipper bath as well as a large separate shower unit, His and Hers sinks in a vanity unit with drawers under and a WC. There are four double bedrooms, the principle one having it's own En-Suite and there is scope to extend over the dining room to create a further en-suite bedroom if desired.

Outside

To the front of property is a generous lawned garden and this leads around to a further lawned garden to the far side. The property is approached via its own private drive to the other side of the house an offers ample parking for numerous vehicles a well as a large 5 bay timber barn, three bays having large double door and the other two being open fronted and ideal for a car port for car, van or motor home. A further gate leads into a large rear courtyard gardens and within this is a further detached stone Barn which has planning for two small holiday lets in the past but this has recently lapsed and there may be a chance one could re apply for a larger two bedroom detached property for an annex or letting unit if desired, subject to planning permission.

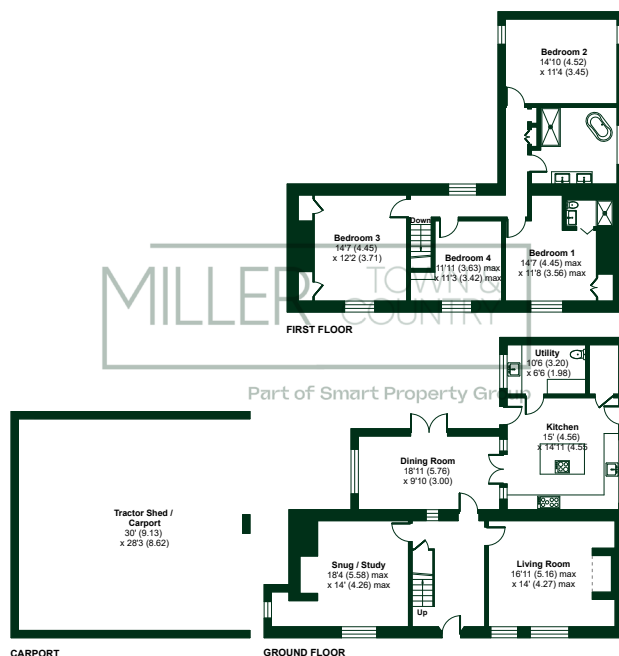




Beech House, Halwill, Beaworthy, EX21

Approximate Area = 2126 sq ft / 197.5 sq m (excludes tractor shed / carport)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © RICS 2020. Produced for Smart Estate Agent Limited. REF: 1503407

Location

Situated between the villages of Halwill and Halwill Junction, the latter offering a wide range of local amenities, including primary school, General stores, post office, take away and public house. There is an active village hall and community and the area is renowned for its easy access to wonderful country and woodland walks. The nearby towns of Holsworthy 7 miles away and Okehampton 12 miles away offer a wider range of amenities, the latter offering access to rail links and road links with the A30 corridor. The North coastal town and Bude and various sandy beaches and stunning coastal walks are a 25 to 30 minute drive away.

KEY INFORMATION

- 4 Bedrooms
- 2 Bathrooms
- 3 Reception Rooms
- Driveway
- Not Listed
- Heating: Oil central heating
- Utilities: Mains electric, water and drainage
- Restrictions: None known
- Easements, Wayleaves: None known
- Public Rights of Way: None
- Flooding: None known
- Notable Construction Materials: None known
- Building Safety Concerns: None known
- Mining Area: No
- Planning Permission / Proposed Developments: None known
- EPC Rating: D (65)
- Council Tax Band: D
- Tenure: Freehold
- Broadband: FTTC (*Per Ofcom)
- Mobile Signal: Good (*Per Ofcom)
- Not suitable for wheelchair users

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