



GERMANSWEEK  
O.I.E.O £650,000

Bespoke Barn Conversion & Holiday Cabin in Approx. 1.8 acres

 5 Bedrooms  5 Bathrooms  3 Reception Rooms  EPC Rating: C (69)

  
MILLER  
TOWN & COUNTRY





- » Expertly Converted 3 Bed / 3 Bath Barn
- » Superb Reception Space
- » Detached 2 Bed Holiday Cabin
- » Separate Gardens for Barn & Cabin
- » Sits Within Approx. 1.8 ac of Woodland
- » Scandinavian BBQ Hut and Sheds
- » Additional 0.5 ac Gardens, Summerhouse and Sheds Available

## The Property

This property is truly impressive with its spacious detached 3 bedroom barn conversion with private gardens and parking and a 2 bedroom holiday cabin with its own private gardens and dedicated parking. The whole site comprises approximately 1.8 mostly wooded acres, boasts a range of wildlife and provides a peaceful escape from the hustle and bustle of modern life. There are also outbuildings for storing logs, machinery, etc., and the Scandinavian BBQ hut is the icing on the cake!

## Location

The property is located on the outskirts of the quiet and sought after village of Germansweek, only minutes from Roadford Lake which offers the opportunity for paddleboarding, sailing and other water sports. The nearby village of Bratton Clovelly is home to a popular public house and its own thriving community. The towns of Holsworthy, Launceston and Okehampton provide a wide variety of retail and services and are all easily accessible. The A30 corridor is a relatively short drive providing access west into Cornwall, or east to Exeter. Okehampton has a rail link to Exeter where one can access the main Penzance to Paddington line.



# The Barn at Brockscombe Cross



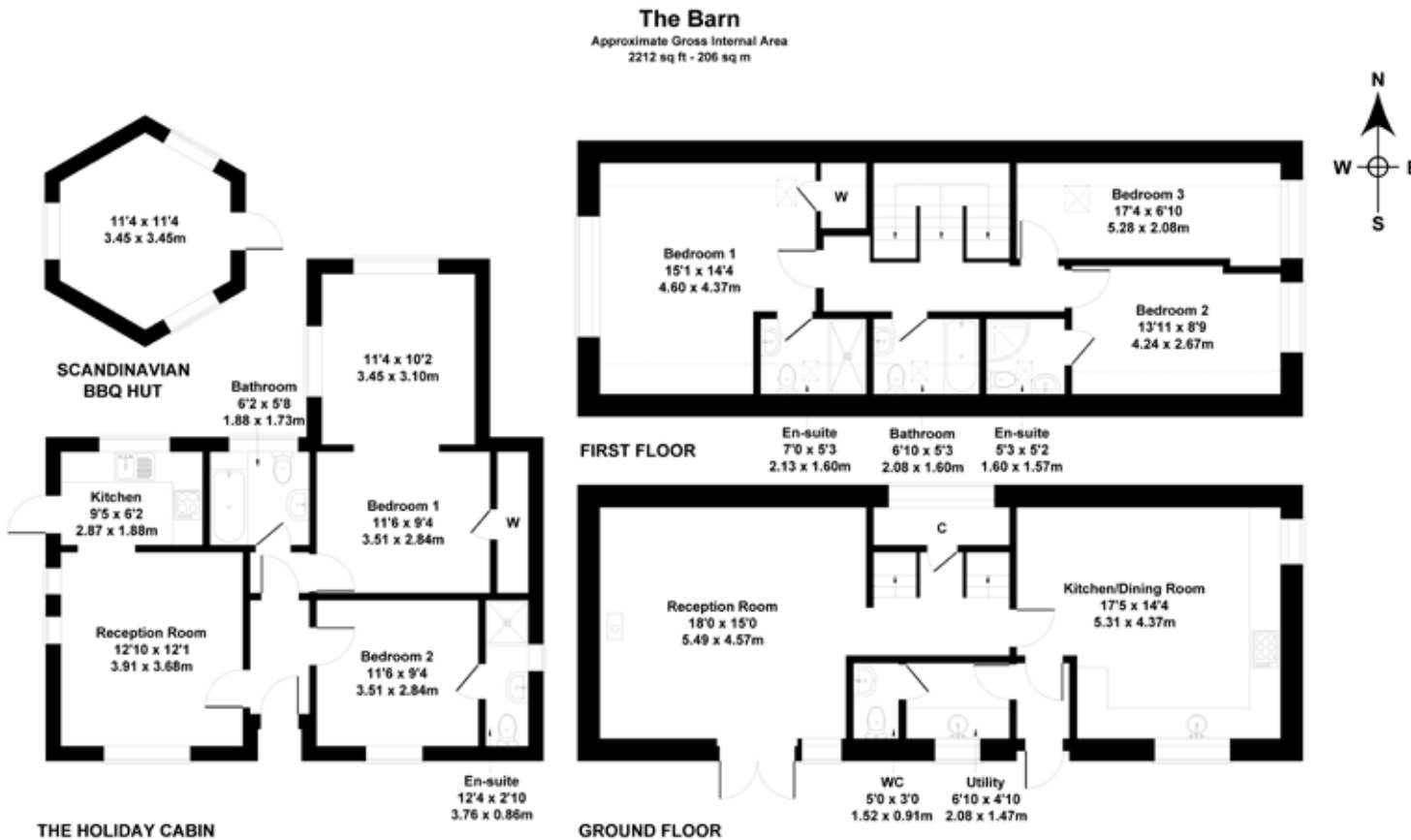


## The Barn

This barn was carefully planned and converted by the current owners and fully utilises every square foot of space. The spacious dual aspect kitchen / diner is perfect for the home chef with range cooker and extensive work surfaces, and the 18' x 15' reception room has lovely french doors leading out to the front. Also on the ground floor are a useful utility and WC.

Upstairs are 3 double bedrooms, including the 15' x 14' principal bedroom with en suite, a second bedroom with en suite, while the third bedroom has access to the family bathroom on the landing. The fit and finish is superb throughout, and the new owners will be able to move straight in.





## Barn Ground Floor

Kitchen 17'5" x 14'4"

Reception Room 18'0" x 15'0"

Utility 6'10" x 4'10"

WC 5'0" x 3'0"

## Barn First Floor

Bedroom 1 15'1" x 14'4"

En-Suite 7'0" x 5'3"

Bedroom 2 13'11" x 8'9"

En-Suite 5'3" x 5'2"

Bedroom 3 17'4" x 6'10"

Bathroom 6'10" x 5'3"

## Holiday Cabin

Reception Room 12'10" x 12'1"

Kitchen 9'5" x 6'2"

Bedroom 1 Part 1 11'6" x 9'4"

Bedroom 1 Part 2 11'4" x 10'2"

Bedroom 2 11'6" x 9'4"

En-Suite 12'4" x 2'10"

Bathroom 6'2" x 5'8"

Scandinavian BBQ Hut 11'4" x 11'4"

**Services:** Mains electricity and water. Oil fired central heating. Private drainage.

**Council Tax Band:** A

**Tenure:** Freehold

### Agent's Note:

Cabin is restricted to Holiday Use only





## Outside

A pair of wooden gates open onto the private crushed granite drive, with parking for the Barn to the left and parking for the Holiday Cabin to the right. To the front of the barn is a level lawned area with patio and awning providing a peaceful and relaxing place to unwind after a long day. Beyond the gardens are the remainder of the approximately 1.8 acres, which is a mixture of coniferous and deciduous woodland, with a stream running along the lower boundary. The woodland hosts a wide range of wildlife, and roe deer are routinely spotted by the current owners. There is also a separate entrance from the road at the bottom of the site where a large shed is sited, which is used by the current owners for storing logs. Storage sheds adjacent to the main drive, provide plenty of storage for garden tools, etc.



## Scandinavian BBQ Hut

A standout feature of the grounds is the 11'4" x 11'4" Scandinavian BBQ hut, which sits in the middle of the woodland. It has benches around 5 sides, and in the centre is an open fire with cooking grates and flue above allowing the owners to enjoy a BBQ even on the coldest of winter days!





## The Cabin

The 2 bedroom holiday cabin is first class and includes a spacious reception room, kitchen, two double bedrooms and two bathrooms, both of which can be used en suite. The primary bedroom has been extended to provide a separate seating area that can double as another bedroom when guests require one. Outside there is a dedicated parking area, plus a deck and very generous private woodland oasis garden to the side and rear, complete with swing set, BBQ shelter and shed.





## Additional Land

Just across the lane from the Barn and Holiday Cabin is a separate garden area of approximately 0.5 acres, which is available by separate negotiation. This area includes vegetable beds, fruit cage, orchard, summer house and sheds, and would make a superb add on for the new owners!



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### VIEWING:

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### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008:

These particulars are believed to be correct  
but their accuracy is not guaranteed nor do  
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