



PETROCKSTOW  
O.I.R.O. £700,000

Spectacular 5-Bed Barn Conversion with Extensive Grounds

 5 Bedrooms  4 Bathrooms  2 Reception Rooms  EPC Rating: D (55)

  
MILLER  
TOWN & COUNTRY



- » Beautiful 5 Bedroom Barn Conversion
- » Generous Gardens Extending to 0.7 Acres
- » Outstanding 22 ft Semi-Circular Kitchen
- » Impressive Glazed Entrance Hall
- » Dual Aspect Living Room with Woodburner
- » 3 En Suites Plus Family Bathroom
- » Garage, Barn and Parking

## The Property

A superb 5 bedroom / 4 bathroom barn conversion with 22 ft semi-circular kitchen that was a former grain mill for the farm. This unique home is filled with character, including exposed beams and an impressive entrance hall. The property sits within 0.7 acres of gardens and benefits from a garage, attached barn and log store and extensive parking. Solar panels are installed and currently benefit from an 18.08 pence per kWh generation tariff and a 6.79 pence per kWh export tariff.



## Location

The property is located in the heart of the North Devon village of Petrockstowe, which was first mentioned in the Domesday Book of 1086. The village has a strong community centred around the village hall and St. Petroc's church. There is primary schooling available in the nearby village of Merton (2 mi) and town of Hatherleigh (5 mi), and secondary schooling is available in Great Torrington (9 mi) and Okehampton (11 mi). Hatherleigh offers a Coop, doctors' surgery, cafes, pubs and shops, with both Great Torrington and Okehampton offering a wider range of amenities.



## Accommodation

The front door to Town Farm Barn opens into a spacious entrance hall, with a fully glazed front and rear wall providing plenty of light and views over the patio areas. To your left is the one of a kind 22 ft semi circular kitchen with vaulted ceiling and exposed beams. A brand new bespoke kitchen by Kitchenworld of Exeter was installed approximately 5 years ago and boasts a single piece worktop spanning the entire circular portion of the room, with integral sink and dishwasher, induction hob, side by side double oven and extensive cupboards. In the middle of the kitchen is a large island offering additional prep space for the chef of the house and a space to entertain guests. Adjacent to the kitchen is the large dual aspect living room, with feature fireplace and wood burner, and across the hall are a downstairs en suite double bedroom, and a utility / WC.

An open timber staircase leads to the first floor galleried landing, where the remaining bedrooms and bathrooms are located. Bedroom 2 and bedroom 4 are both en suite doubles, with bedroom 2 benefitting from a recently updated en suite shower room. Bedroom 3 is also a large double with extensive windows over the front of the property and bedroom 5 is a generous single. The family bathroom is directly across from bedroom 5.



## The Old Grain Mill

*Where form  
meets function*

with thoughtful details and  
bespoke, chef-inspired finishes



Double ovens

Original beams



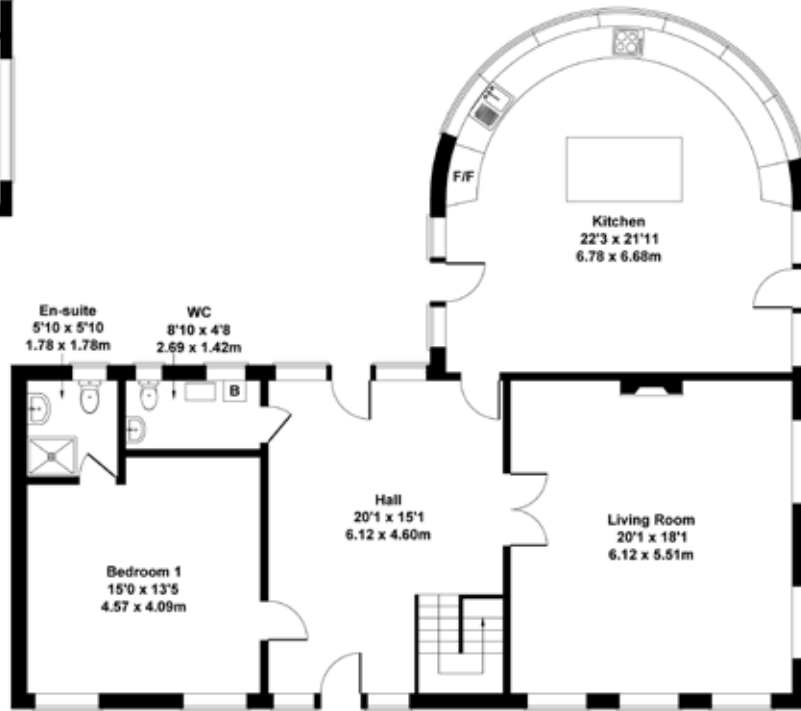
Floor-level plinth lighting



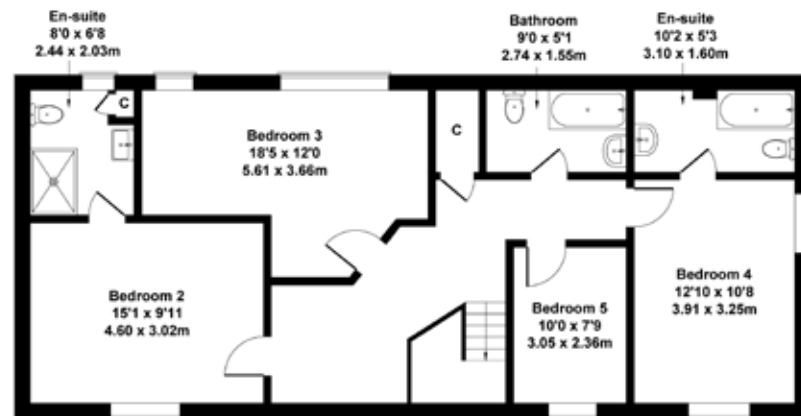
Single piece worktop



OUTBUILDING



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2023  
For Illustrative Purposes Only.

## Ground Floor

Entrance Hall 20'1" x 15'1"  
 Kitchen 22'3" x 21'11" (semi-circular)  
 Living Room 20'1" x 18'1"  
 Utility / WC 8'10" x 4'8"  
 Bedroom 1 15'0" x 13'5"  
 En Suite 5'10" x 5'10"

## First Floor

Bedroom 2 15'1" x 9'11"  
 En Suite 8'0" x 6'8"  
 Bedroom 3 18'5" x 12'0" max  
 Bedroom 4 12'10" x 10'8"  
 En Suite 10'2" x 5'3"  
 Bedroom 5 10'0" x 7'9"  
 Bathroom 9'0" x 5'1"

## Outside

Gardens of approximately 0.7 acres  
 Garage with roll-shutter door  
 Lean-to barn

## Services:

Mains electricity, water and drainage. Oil fired central heating.  
 Solar panels are installed and currently benefit from an 18.08 pence per kWh generation tariff and a 6.79 pence per kWh export tariff.

**Council Tax Band:** F

**Tenure:** Freehold



## Outside

There is a stone wall separating the property's frontage from the road, and double gates lead to a large private drive with parking for several cars and plenty of space for turning. The front elevation of the property is particularly striking with its former grain mill kitchen in the foreground and double height porch providing access to the entrance hall. Across from the house is a stone and timber outbuilding comprising a garage with electric roll shutter door, store and lean-to barn. This versatile outbuilding has its own power supply and provides space for a workshop, car parking, storage or a variety of other uses.

There are patio areas surrounding the home, and the gardens extend to approximately 0.7 acres in total. Within the gardens are lawns, a deck with pergola, mature trees and plantings and a small orchard. The outdoor spaces offer ample opportunities for relaxing, hosting parties and barbecues, playing ball games, enjoying birdlife, and countless other activities.



*Town Farm Barn,  
Petrockstow*

Miller Town & Country | 01837 54080

2 Jacob's Pool House, 11 West Street,  
Okehampton, Devon, EX20 1HQ

okehampton@millertc.co.uk | www.millertc.co.uk



**VIEWING:**

Strictly through the vendor's sole agents  
Tavistock 01822 617243  
Okehampton 01837 54080

**CONSUMER PROTECTION FROM UNFAIR  
TRADING REGULATIONS 2008:**

These particulars are believed to be correct  
but their accuracy is not guaranteed nor do  
they form part of any contract.

