



naomi j ryan  
estate agents



House - End Terrace



Bedrooms: 3



Bathrooms: 2



Receptions: 2



Heating: Oil



Parking: Yes



Garden: Large Patio



Council Tax Band: D

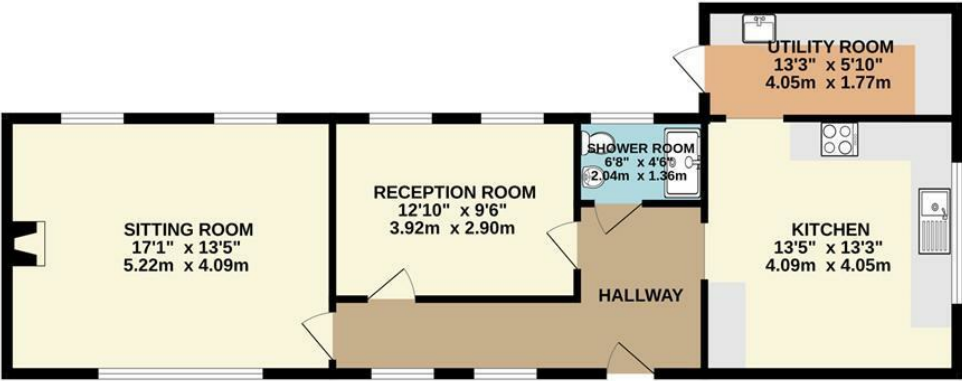
£1,250

Manor Farm Mews,

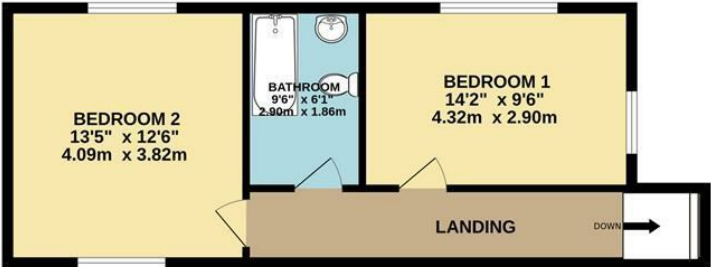
Marsh Green, Nr Rockbeare, Exeter, EX5 2EX

[www.naomijryan.co.uk](http://www.naomijryan.co.uk)

GROUND FLOOR  
744 sq.ft. (69.1 sq.m.) approx.



1ST FLOOR  
456 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA : 1199 sq.ft. (111.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2025





## SUMMARY

This attractive light and airy barn conversion is located in Marsh Green which is a pretty hamlet located just a few miles outside of Exeter, ideally situated for those needing access to The Airport, The Sky Park, Science Park or Sowton Industrial Estate. The property is ideal for those that require easy access to the City but want to enjoy a semi rural lifestyle.

In brief the property comprises; entrance hallway leading to a large dual aspect sitting room with wood burner, second reception room which could be used as a dining room/third bedroom/home office, shower room and spacious farmhouse style kitchen diner leading to a useful and spacious utility room with storage, plumbing for washing machine and space for tumble drier. A door from the utility room leads to the private use (but not enclosed) patio area which overlooks the pretty communal courtyard.

On the first floor are two spacious double bedrooms both enjoying dual aspect outlook, family bathroom and a large storage cupboard on the landing.

Outside to the front of the property is driveway parking for two vehicles and a garage which houses the oil tank and provides ample storage.

Council Tax Band D. EPC Rating - Pending, Previously D.

Available from mid April 2025.

In person viewings only.

Holding Deposit £288.



naomi j ryan  
estate agents



