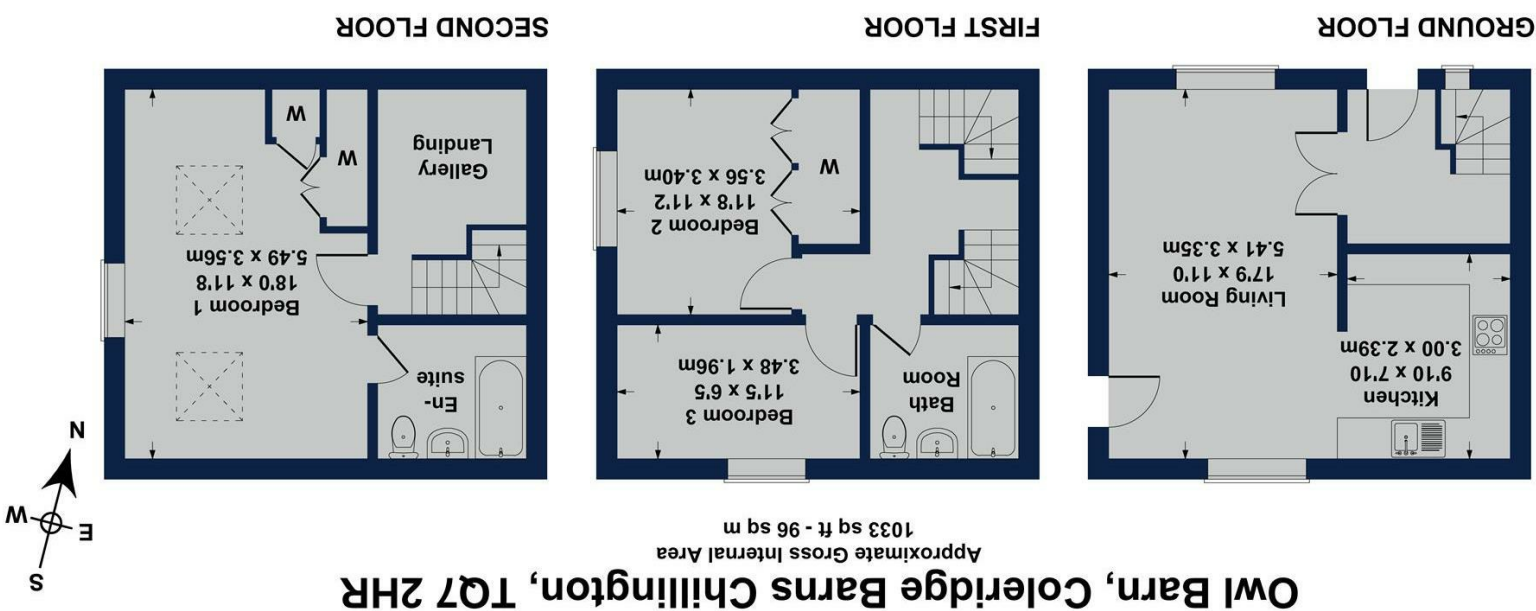
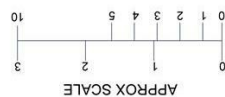




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SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY





# Owl Barn, Coleridge Barns, Chillington, TQ7 2HR

Owl Barn is an attractive 3 bedroom barn conversion that benefits from a replacement kitchen and bathrooms and has been tastefully redecorated throughout. The property has an attractive and spacious private garden as well as a use of nearly 2 acres of well maintained communal gardens along with a garage and parking.

### SITUATION

Coleridge Barns are an exclusive development of quality barn conversions, originally constructed in the late 1800's and converted in 1999. The villages of Chillington and Stokenham are approx 1 mile away and provide a post office/ shop, health centre and two pubs.

### DIRECTIONS

From Stokenham primary school, proceed uphill in a northerly direction for appox 2 miles. The entrance to Coleridge Barn will be towards on your left hand side and is the second of two paralleled driveways. Head over the cattle grid and turn right into the visitors parking area.

What 3 words: glimmers.traders.cuts

### THE ACCOMMODATION COMPRISES: (ALL MEASUREMENTS APPROX)

Partially obscured glazed entrance door leads to;

### ENTRANCE HALL

Coat hooks, understairs storage cupboard, radiator and oak flooring, opens to;

### LOUNGE/ DINING ROOM

Oak flooring, radiator, triple aspect windows, glazed door to garden.

### KITCHEN

A range of shaker style base and eye level units with oak worktops, 1 1/2 stainless steel sink and drainer with mixer tap, tongue and groove splashbacks, integrated electric oven with ceramic hob and extractor oven, integrated fridge freezer, integrated dishwasher, integrated washing machine, oak flooring.

Stairs rise to First Floor

### LANDING

Double height pitched ceiling with galleria, radiator, window to front.

### BATHROOM

Four piece suite comprising of low level WC with raised cistern and pull chain, clawfoot bath, shower cubicle with rainfall effect shower head, wash hand basin, chrome ladder style heated towel rail, tongue and groove panelling, extractor fan.

### BEDROOM TWO

Two integrated double wardrobes, radiator, window to side overlooking the garden.

### BEDROOM THREE

Radiator, window to rear overlooking the garden.

Stairs rise to Second Floor

### GALLERIA LANDING

Chandelier and painted beams.

### BEDROOM ONE

Large built in wardrobes, radiator, painted beams and pitched ceilings, Velux windows to front and rear, window to side. This room may lend itself to being split into 2 separate bedrooms subject the usual necessary consents.

### EN-SUITE

Three piece suite comprising of low level WC, pedestal wash hand basin and corner shower with rainfall and standard shower heads, chrome ladder style heated towel rail, tongue and grove panelling, extractor fan, painted beams and pitched ceiling.

### OUTSIDE

To the side and rear of the property is an attractive and private approx 300 sqm garden with spacious lawn, cosy summer house and gravelled seating areas perfect for alfresco dining as it gets the sun the majority of the day.

The garden leads via a gateway to the garage.

### GARAGE 19'9" X 9'6" (6.03 X 2.90)

Light, power and water with parking in the front, with mezzanine level.

### PARKING

In addition to the parking space in front of the garage there is further resident parking and a visitors parking area.

### COMMUNAL GARDENS

Extending to nearly 2 acres the communal gardens are professionally maintained and mostly laid to lawn with a selection of seating and tables as well as a communal store room.

### SERVICES

Electricity, mains water and communal septic tank (replaced last year) communal Calor gas bulk tank supplying the properties has boiler.

Management fee approx £135pcm.

### TENURE

Freehold.

### COUNCIL TAX BAND E

Amount payable approx £2899 per annum.

### EPC G

### CONSUMER PROTECTION FROM UNFAIR TRADING

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regards to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.

