



**Barley Barn , Ash Thomas, Tiverton, EX16 4NS**  
**Guide Price £565,000**

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**Edwards**  
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# Barley Barn is a STUNNING Two/Three Bedroom Barn conversion located in the lovely village of Ash Thomas. Finished to an impeccably high standard, and sitting on a generous plot, viewing is highly recommended!!

## Description

Approaching down the long driveway, you are immediately taken by the beautiful cladding and stonework of Barley Barn.

Through the front door and into entrance hall, stairs with an oak bannister lead to the first floor. To the left, a ledge and brace door leads through to the spacious lounge, flooded with natural light from the large window and patio doors. The porcelain wood effect flooring with under floor heating throughout compliments the white walls making this a light and airy place to relax after a long day. Off of the lounge is the dining room/third bedroom/office with the same stunning wood flooring. If used as a bedroom it is a good sized double, or as a dining room could comfortably sit a six seater dining table and chairs, equally it would make a great office with enough space for a sofa bed.

An opening from the lounge leads to the stunning kitchen, designed to the highest of standard with a range of reed green wall and base units, a built in oven, hob and extractor, as well as space for a washing machine and tumble dryer. The kitchen windows look out over the meadow and surrounding fields, and a door leads to a outside gravelled area, a lovely place to sit and enjoy the sounds of nature.

A door from the kitchen leads to the downstairs shower room, with a corner shower cubicle with deep aqua brick style tiling, a hand basin and WC.

Upstairs, Bedroom One is large double bedroom with ample space for your bedroom furniture, as well as beautiful views over your own wonderful meadow aswell as a Velux style window. Bedroom One also benefits from an ensuite, with walk in shower cubicle, a WC and vanity unit. Bedroom Two is another double room, with a Velux style window and beautiful views overlooking fields.

Externally, the meadow is a wonderful space to enjoy the sunshine, seeded with wildflower, this will become an Oasis to enjoy country living.

There is parking for at least 3 cars.

## Council Tax, Tenure & Services

Council Tax Band -

Freehold

Mains Electric, Water & Septic Tank

Air Source Heat Pump with underfloor heating

Please note: There is a public footpath to the right of the property.

Approx Broadband Speeds:

Standard 8 mbps

Ultrafast 900 mbps

## Tiverton

Tiverton is a market town in Mid Devon with a wide range of amenities, with a range of shops, recreational and educational facilities, as well as superb travel links to Exeter and Taunton via the North Devon link road, the M5 accessible from here via junction 27.

## Sales enquiries

If you have any enquiries, please do not hesitate to contact the office on 01884 257997 or email us at [sales@weldenedwards.co.uk](mailto:sales@weldenedwards.co.uk).

## Disclaimer

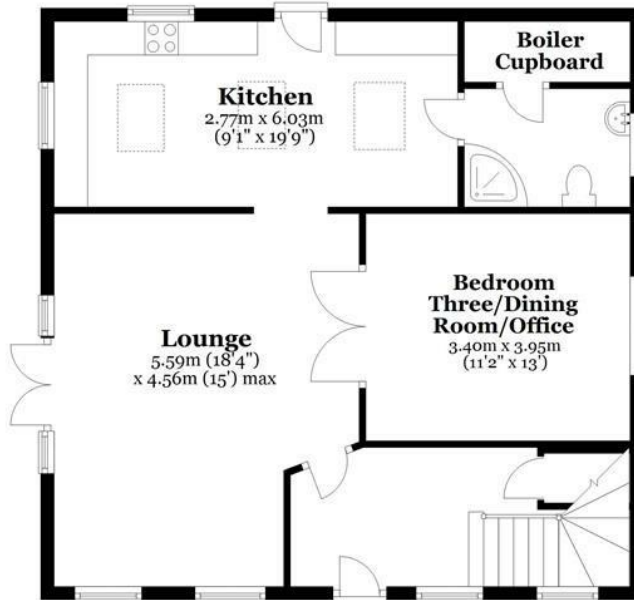
Whilst every attempt has been made to ensure our sales particulars are accurate and reliable, they are only a general guide to the property, and accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to clarify the position for you.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus) A			
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

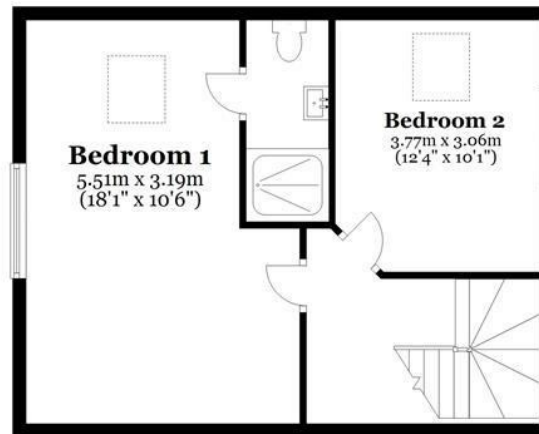




**Ground Floor**  
Approx. 72.7 sq. metres (782.6 sq. feet)



**First Floor**  
Approx. 43.9 sq. metres (472.4 sq. feet)



Total area: approx. 116.6 sq. metres (1254.9 sq. feet)

This plan is for guidance only and is not to be relied upon. Measurements are approximate.  
Plan produced using PlanUp.



