

Pretty Stone Barn Conversion, Stables, 1.5 Acres

Whiddon Barn, Milltown, Muddiford, Barnstaple, EX31 4HF

Offers In The Region Of

£350,000





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About 1.5 acres. A nicely presented, stone barn conversion, single storey, and with low running costs and views over fields and woods into the distance. Off-road parking, lawn, solar panels, pair of stables, pastureland.

Set at Whiddon, a cluster of a half dozen or so individual properties, being close to the popular Marwood Primary School with its outstanding Ofsted Report. A half mile or so away to the east is the B3230 Barnstaple to Ilfracombe road at Milltown and Muddiford where there is a popular village inn, the road providing convenient access to these two centres with Ilfracombe being 7 miles to the north and Barnstaple, the ancient borough and administrative centre for North Devon being less than 5 miles to the south and offering a comprehensive range of both business and leisure facilities including the Green Lanes Shopping Centre, out of town super stores, live theatre and a new leisure centre and tennis courts.

From the town immediate access on to the A361 /North Devon Link Road which connects directly through to junction 27 on the M5 motorway to the east side of Tiverton, where there is also the Parkway Railway Station. From Barnstaple there is also a sprinter train running from the town along the picturesque Taw and Exe Valleys through to the cathedral city of Exeter.

Some 6 to 8 miles to the west and north are the dramatic North Devon coastline with sandy beaches with surfing at Saunton, Croyde and Putsborough whilst to the north the more dramatic cliffs around Combe Martin, Lynton & Lynmouth and to the east the Exmoor National Park.

DETAILS

This delightful stone barn conversion was converted some eight years ago and is most tastefully presented with exposed a frame roof timbers throughout and light and bright accommodation with all patio doors and windows looking out over the garden, fields adjoining, woodland and away to the far distance.

As said the property is nicely presented and has been designed to be very economical with running costs with the air conditioning unit and solar panels and these now work out at £60 to £70 per month plus on course Council tax which is Band A.

There is good concrete car park to one side of the garden and this adjoins a pair of stables and there are 2 small paddocks one immediately adjoining the garden and the other adjoining and having a separate access off of the country lane.

EPC - Band D

Council Tax – Band A

Services – Heating primarily by an Air source heat pump, with an air conditioning unit and electric wall heaters with a bank of solar panels to reduce the cost. Main water and septic tank drainage.

VIEWING

By appointment through our
Phillips, Smith & Dunn Barnstaple office-



Open Plan Sitting Room 7.092 x 2.808 (23'3" x 9'2")

Exposed A frame timbers, patio doors to garden and view. Life Pro air conditioning unit, electric wall heater. Breakfast bar to

Kitchen Area 2.547 x 2.808 (8'4" x 9'2")

Exposed A frames, Roof light. Patio doors to garden and view. Fitted kitchen units with drawers and cupboards under, inset stainless steel sink unit, tiled flooring, Zanussi oven and Microwave oven, tall fridge/freezer, Integrated dish washer.

Lobby 2.272 x 0.753 (7'5" x 2'5")

Leading to bathroom and bedroom, tiled floor

Bathroom 2.371 x 1.7 (7'9" x 5'6")

Panelled bath with chrome mixer tap and separate shower over with both drench head and hand held shower heads, part tiled and with shower screen door. Low level wc, pedestal hand basin, with dressing mirror over, tiled floor, corner store cupboard.

Double Bedroom 3.550 min x 2.660 min (11'7" min x 8'8" min)

Exposed A frames, patio door to garden and views. Built in wardrobe/storage cupboards to one wall. Concorde electric wall heater.



Garden

To the front of the property a level paved patio area and beyond an expanse of lawn. To the side of the bungalow a timber store shed housing the washing machine and drier and also the inverter for the bank of solar panels set in the garden. To one side is a large

Car Parking Area

With access from the country lane and easily able to hold 4 to 6 cars comfortably, where the current owners have a camper van parked which is also used for visitors.

Pair of Stables 6.181 x 3.401 (20'3" x 11'1")

A pair of timber stables with stable doors, front overhang and kick boards.

Land

In 2 parts. A sloping area to the front of the property and a second paddock running off with a seperate gate into the lane.



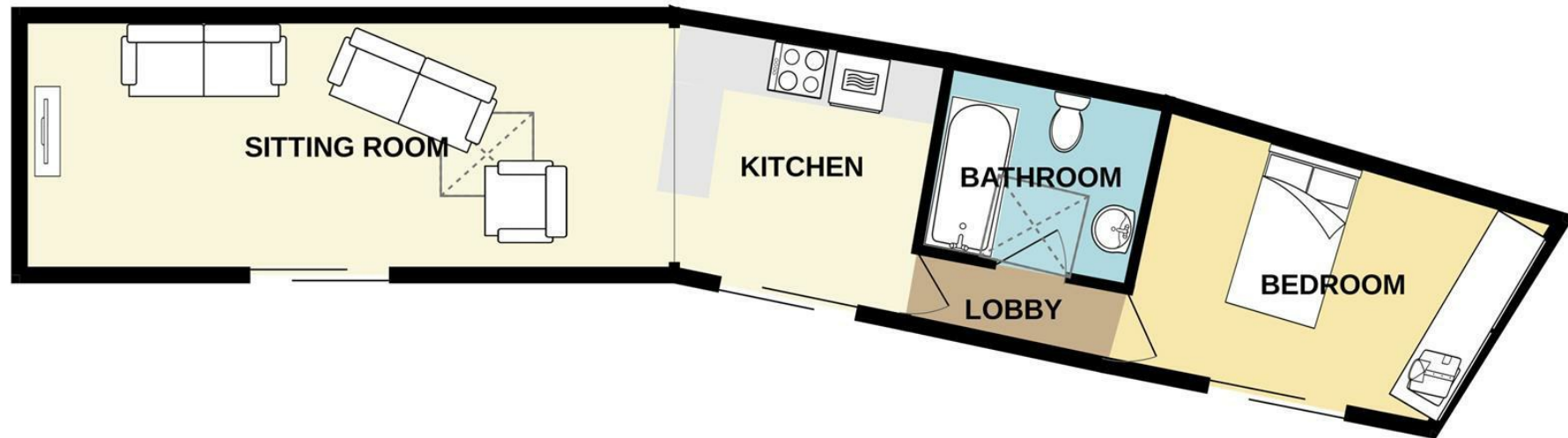
DIRECTIONS

From Barnstaple take the A39 road north as to towards Lynton & Lynmouth. After about a mile turn left onto the B3230 road as though to Ilfracombe. Follow this road for just over 2 miles when you will enter the village of Muddiford/Milltown. You immediately pass the Muddiford Inn/restaurant. Follow the road along the valley for about 1/2 mile and there turn left signed Whiddon. After a half mile bear right. Within 50 yards or so to your right is the property clearly signed. USING What3Words free App for mobiles enter the words [///tenure.shack.odds](https://www.what3words.com/tenure.shack.odds)

VIEWING

**By appointment through
Phillips, Smith & Dunn
Barnstaple Office
01271 327878 Out of hours
Michael Challacombe 07970
445204**

GROUND FLOOR
489 sq.ft. (45.4 sq.m.) approx.



WHIDDON BARN, MILLTOWN, EX31 4HF

TOTAL FLOOR AREA : 489 sq.ft. (45.4 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.
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