



Lower Westerland Barns, Westerland

Paignton

Guide Price £695,000



Lower Westerland Barns

Westerland, Paignton

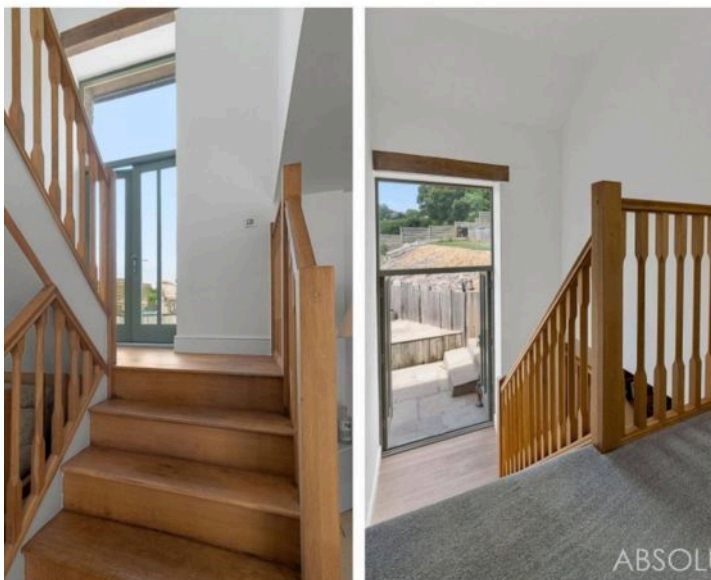
Nestled in a peaceful semi-rural location, this exceptional four-bedroom detached barn conversion offers a truly idyllic living experience. Boasting a blend of character charm and modern comforts, the property features a spacious open plan kitchen/dining room with built-in appliances, leading to a welcoming living room with a feature decorative fireplace (flue can be installed subject to regulations). Additional highlights include a breakfast/snug area, utility room with a convenient downstairs cloakroom, and four generously proportioned bedrooms, each with its own ensuite for added privacy. The downstairs area is equipped with underfloor heating and engineered oak flooring, while an air source heat pump ensures energy efficiency throughout the home. Positioned on the outskirts of Marldon Village, this property offers easy access to nearby towns such as Totnes, Torbay, and Newton Abbot, making it an ideal retreat for those seeking tranquillity without sacrificing convenience. Situated within a small community of converted barns, this residence provides a unique opportunity to enjoy a serene lifestyle in a picturesque setting.



Outside, the property features tiered rear gardens that offer a peaceful oasis with stunning views of neighbouring fields and countryside. The garden includes a raised patio area, a level lawn with raised flower borders, and a charming rockery, creating the perfect space for outdoor relaxation and entertaining. Gradual steps lead to another lawned area, while a gravel garden with a storage shed provides additional space for gardening or storage needs. Fully enclosed for privacy and security, the garden also offers side access for convenience. Parking is never an issue with private parking for 2/3 vehicles to the front of the barn, along with the added benefit of two leased spaces under a 10-year agreement for a nominal annual fee. This remarkable property seamlessly combines indoor comfort with outdoor beauty, offering a truly enchanting lifestyle for its next fortunate owners.

Garden

The barn has a beautiful rear gardens overlooking the neighbouring fields and countryside. On entering the garden there is a raised patio area and level lawn with raised flower borders and rockery. Gradual steps lead to another lawned area and to the side of the barn is a gravel garden with storage shed. The garden is fully enclosed with side access.



ALLOCATED PARKING

2 Parking Spaces

The current owners lease 2 further spaces which is under a 10 year agreement for £212 per year.

DRIVEWAY

2 Parking Spaces

Private parking for 2 vehicles to the front of the barn.

Lower Westerland Barns

Westerland, Paignton

The property is situated on the fringes of the pretty South Hams village of Marldon bordering some of South Devon's most picturesque rolling countryside. Marldon is full of history and character and is well served by two good pubs, village shops, a post office, a well-regarded primary school, a church and a very active community hall hosting various clubs. Plenty of countryside walks around the area are right on the doorstep whilst the sandy beaches of Paignton are approximately 3 miles away and the picturesque village of Totnes is just over 5 miles away. Closeby is the market town of Newton Abbot giving you fantastic transport railway links to London and the rest of the country.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Open plan modern kitchen/dining room with built-in appliances
- Double door entrance into Living room with feature decorative fireplace (flue can be installed subject to regulations)
- Additional breakfast/snug area & utility room with downstairs cloakroom
- Four double bedrooms all with ensuites
- Underfloor heating & engineered oak flooring to the downstairs
- Air Source heat pump for energy efficiency



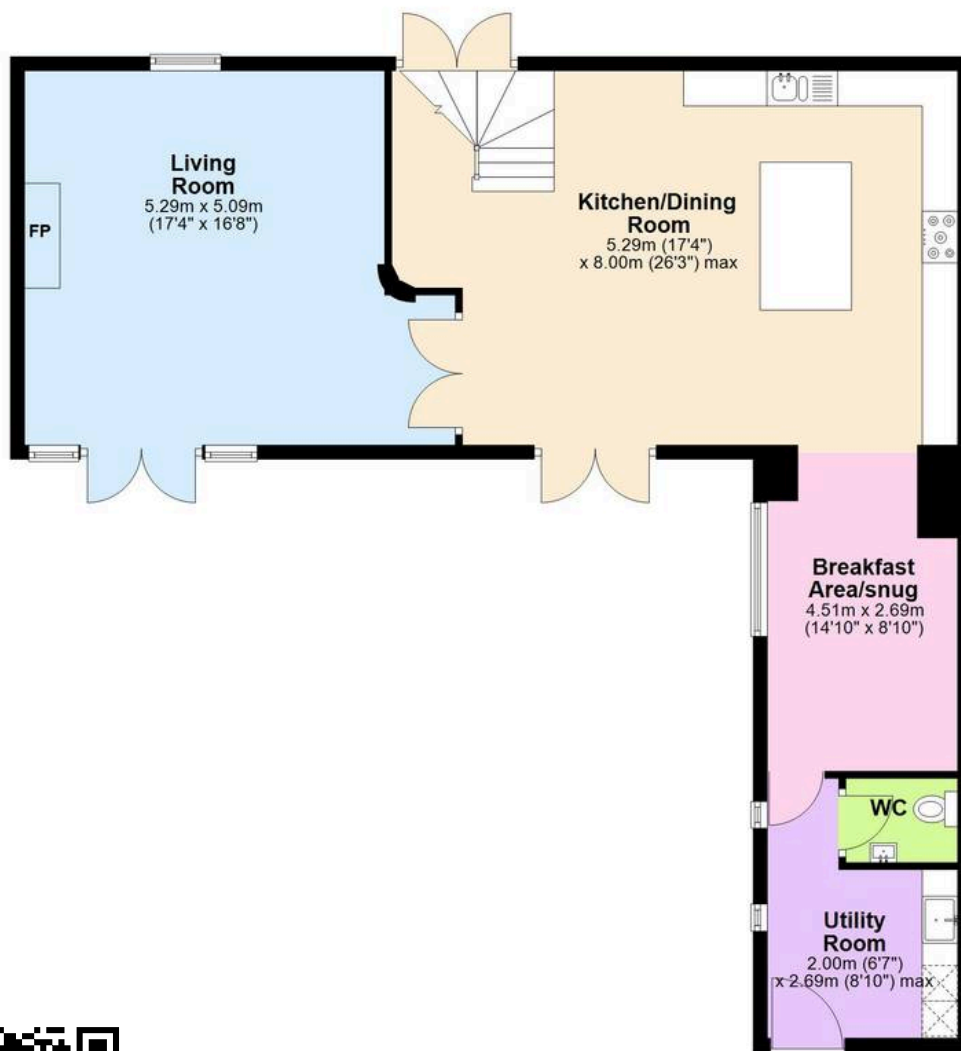


ABSOLUTE



Ground Floor

Approx. 92.2 sq. metres (992.7 sq. feet)



First Floor

Approx. 92.4 sq. metres (994.2 sq. feet)



Total area: approx. 184.6 sq. metres (1986.9 sq. feet)





Absolute Sales & Lettings

Absolute Sales & Lettings, 27 Hyde Road - TQ4 5BP

01803 890110

paignton@movewithabsolute.co.uk

<http://www.movewithabsolute.co.uk>

