



Beara Barn

Tennacott Lane, Bideford, EX39 4QD

Guide Price

£675,000



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Semi-Detached Barn Conversion

Beara Barn Tennacott Lane, Bideford, Devon, EX39 4QD



Parking, Paddock, Pool, Potential - A true taste of the Devonshire good life, this attractive semi-detached barn conversion is within a popular and convenient location combining the best of rural living and within minutes of the nearby facilities. The accommodation boasts a large kitchen/diner, perfect for socialising, a comfortable lounge, 3 bedrooms and family bathroom along with 2 paddocks, large gardens, a swimming pool, an oak conservatory and space for the family to enjoy.

Grounds and mature landscaped gardens, parking and turning to extend to approximately just over 1 acre in all.

On approach, you have a gated entrance to the side with plenty of off-road driveway parking and turning. The fields and gardens flow down to the left and the property is to the right. Once inside, there is a rather handy porch, ideal for hanging coats and kicking off boots.

This then leads into the open-plan kitchen/diner/family room which is a great space extending approximately 6.61m wall to wall. The kitchen is comprehensively equipped with a range of base and eye level units, solid natural worktops, newly fitted oil-fired Rayburn along with wonderful solid timber flooring throughout. The kitchen leads onto the rear courtyard as well as the utility room which is deceptively spacious, perfect for white goods and a handy space also for coats and shoes.

This property is truly a MUST VIEW, you wont see this space and diversity elsewhere.

DETAILS

Walking through the property there is a bedroom on the ground floor which has its own ensuite shower room and overlooks the garden to the rear. There is also a bathroom with a white suite, panelled bath, low-level WC and hand washbasin. The hallway leads to the living room which is also very spacious extending 7.7m to the maximum measurement. The lounge is a snug room but perfect for socialising with family and a wood-burning stove creates a wonderful focal point.

The lounge flows nicely into the oak conservatory room with bi-fold doors which then opens to the rear gardens. This is the perfect seating area no matter the weather and has a prime view of the gardens, grounds and pool right down towards the paddocks.

The pool is shared with the neighbour so all maintenance fees are shared and can be heated and run off the oil fired boiler - although during the summer months the owners don't tend to heat it. There is a cover and it is enclosed by a timber fence.

SERVICES - Mains Water, Electricity, Oil-Fired central heating & septic tank drainage.
COUNCIL TAX - TBC
EPC: E



Entrance Hall

Kitchen / Dining Room 6.61m x 5.04m (21'8" x 16'6")

Lounge 7.7m x 3.82m (25'3" x 12'6")

Conservatory 4.73m x 4.12m (15'6" x 13'6")

Utility 3.67m x 2.65m (12'0" x 8'8")

First Floor Landing

Bedroom 1 4.78m x 3.51m (15'8" x 11'6")

Bedroom 2 3.79m x 3.28m (12'5" x 10'9")

Bedroom 3 4.75m x 2.45m (15'7" x 8'0")

Bathroom

Shed / Storage / Garage

Workshop

Agents Note

Please be aware that any images used to define boundaries are approximate for guidance purposes only. Please seek legal advice for clarity.

Viewings

Viewings strictly by appointment through Phillips, Smith & Dunn.





The outside is where this property really excels further. With a large driveway supplying ample parking and turning for 4+ cars, the gardens gently slope and there is a large and productive vegetable plot with a range of planted vegetables. This is all enclosed by a timber fence. Beyond is an apple tree orchard providing cooking and eating apples. The swimming pool is over the fence with a range of seating and paving for deck chairs, perfect for socialising or alfresco dining. Walking to the rear boundary there is a large workshop and a garaging and stables block which is ripe for conversion subject to the necessary planning consent. The paddocks are mainly fenced with a gentle slope and perfect for animals; ponies, sheep, llamas or others livestock. Overall, there is a lot of scope with this property and the outside space presents many small business enterprises.

DIRECTIONS

From Bideford Quay, proceed across The Old Bridge to East the Water and at the mini-roundabout, turn left into Barnstaple Street. Continue without deviation as the road ascends up the hill and back down. Take the next right into Manteo Way and continue as the road bears right up the hill, passing Tesco on the left hand side. At the next roundabout, proceed straight across (second exit) and once at the top of the hill, turn left into Gammaton Road then right onto Tennacott Lane. Proceed along this road upon reaching Beara House. Beara Barn is situated on the right hand side with name clearly displayed. Pull onto the gated driveway parking.



VIEWING

By appointment through
Phillips Smith & Dunn,
Bideford Office
01237 879797



GROUND FLOOR
1439 sq.ft. (133.6 sq.m.) approx.



1ST FLOOR
390 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA : 1829 sq.ft. (169.9 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 is given as to their operability or efficiency.

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