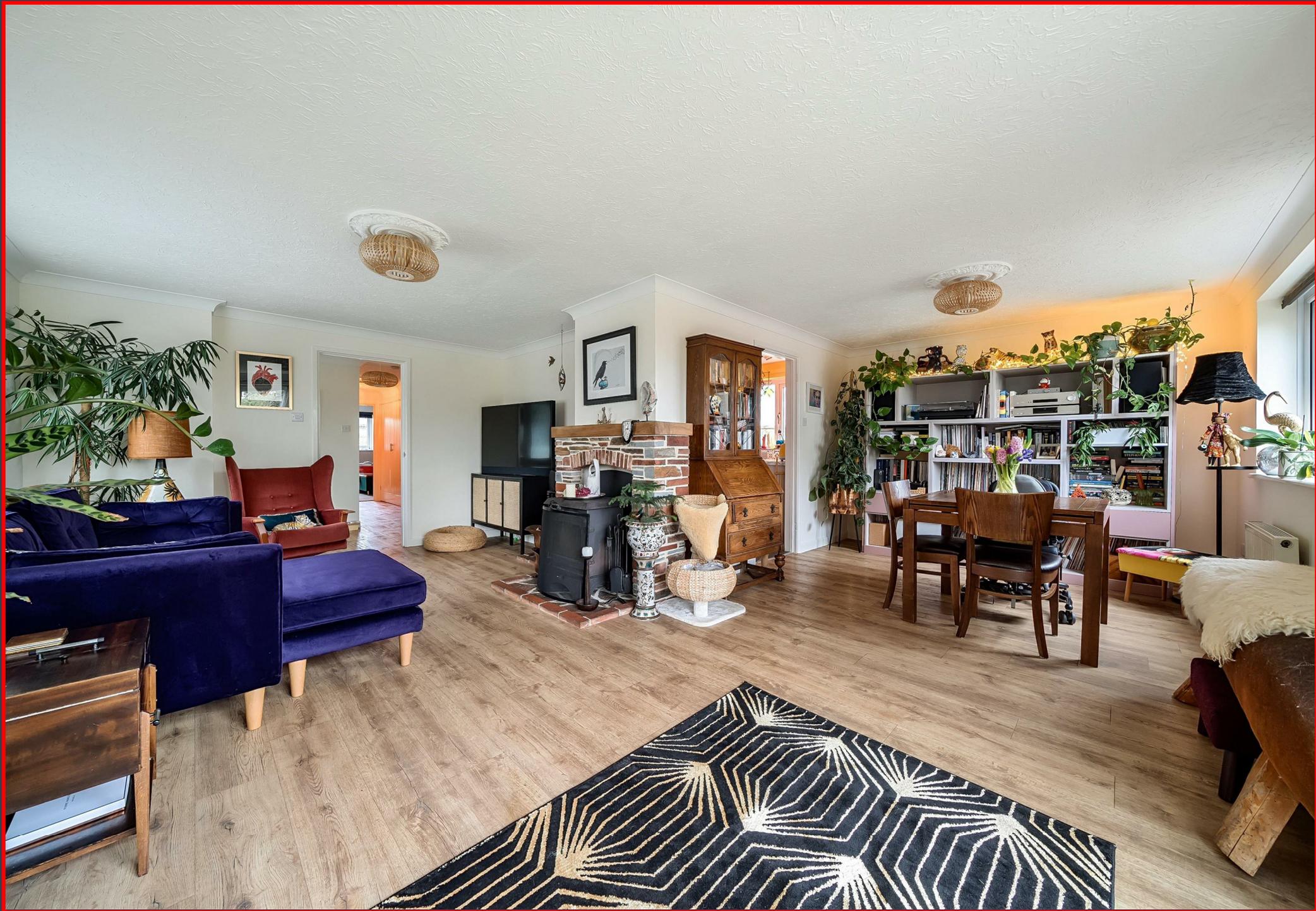




Oaklands Barrow Road, Payhembury, EX14 3HX

Offers in excess of £500,000





Oaklands Barrow Road

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- Three Bedroom Detached Bungalow
- Fully Fitted Kitchen
- Principle Bedroom With En Suite
- New Boiler And Recently Re Plumbed
- Multi Purpose Fully Insulated Garden Room
- Open Plan Living/Dining Room With Wood Burner
- Family Bathroom
- Utility Room
- Front And Rear Garden. Driveway And Garage
- The Kings School Catchment



This three-bedroomed detached bungalow is located in an idyllic rural location with good amenities. Nestled away just off the main country lane leading to picturesque Payhembury, this property makes a great base for those looking to live in rural Devon. It offers plenty of living space, three bedrooms including a newly renovated ensuite principal bedroom, garden room and private front and rear gardens. There is currently planning permission which has been granted for a side extension. Payhembury is a thriving village in the Kings School catchment and, with the M5 and A303 both easily accessible, provides a great base for those looking for country lifestyle with easy access to the West Country and beyond.

Property Details

Stepping off from the country lane that leads to the centre of the picturesque village of Payhembury, a tarmac drive leads alongside a lawned front garden and the recently added garden room to the front door of this three-bedroomed detached bungalow. The front door of the property opens onto a central hallway that links all the bungalow's main rooms.

A turn to the right leads immediately into a good-sized L-shaped room that neatly splits into an open-plan sitting room and diner. This room has a feature woodburning stove and benefits from lots of natural light from triple windows to the side and front of the

property and a large sliding double door that opens onto the front garden. The kitchen can be accessed through a door from the dining area or from the entrance hall, through the utility. It is fully fitted with electric induction hob; fitted single oven, integrated Kenwood larder fridge, microwave and Kenwood dishwasher; higher and lower fitted units offering ample storage; plenty of worksurface space and a sink looks out through a triple window to the side of the property. The owners have recently added a water softener too. The utility, adjacent to the kitchen has had new flooring installed and hosts, electrics and plumbing for a washing machine and tumble dryer and a door that opens to the side of the property from

which the back garden can be reached.

Returning to the hall and passing two good-sized storage cupboards the next door opens onto the family bathroom with heated towel rail and over-bath with a digital shower and brand-new flooring.

Continuing along the hall, past another storage cupboard (this time with double doors) leads to the properties three bedrooms. The principal bedroom has views over the back garden, triple wardrobes along the full width of the room and a newly fitted en suite with walk-in digital shower. The second bedroom offers views of the back garden and the third room benefits



There is also a water tap by the back door and a timber shed added in 2020.

The property has been replumbed in 2023, a new boiler installed and the oil tank has been re situated in the back garden. The property is oil central heating, mains electricity, water and sewerage.

Situation

The property is located in the on the edge of the thriving rural village of Payhembury, less than a 0.1 mile from the village stores. Payhembury is well served for amenities with its own community-run shop and post office, pub, garage, publicly available swimming pool, tennis courts and playground and well-respected school (all within approximately 200m). It has a 13th Century church and is in the outstanding-rated The King's secondary school catchment. As a village it is very much alive and, under normal circumstances, the community organises many local events (including village cricket!).

The surrounding countryside is available from the front

from a built-in wardrobe.

The property has two areas of outside space. The front garden includes a lawned area with small trees and shrubs, with some mature trees in the hedge adjacent to the road. It has a good length of tarmacked drive which stretches from the road to the garage. The drive includes a handy turning area to prevent cars needing to reverse out onto the lane.

A wooden gate to the road can be closed for privacy, or to keep pets (or children!) contained. The other side of the drive are raised beds with mature bushes backed by fences.

The current owners also have built a multipurpose fully insulated garden room in 2022. Currently its used

as a craft room but it could certainly be used as a home office, studio or another purpose.

There is WiFi controlled underfloor heating, electrics, sensor security light on the outside. There is also a water butt attached the guttering of the building. The garage is a good length, running the full length of the side of the house. To the rear of the garage is a fully functioning cold-water sink, a raised boarded storage area and a door to the back garden. The garage has power and lighting. Beside the garage there is side access to the rear-garden.

The rear garden includes a raised lawned area, a patio and at looks out onto fields at the rear with Payhembury's 13th Century church in the distance.





door of the property, yet despite its rural location, Payhembury is very well connected with the A30(A303) at Honiton only 6 miles away and M5 junction 28 only 8 miles away. Train stations at Feniton (c. 2 miles) and Tiverton Parkway (12.5 miles) provide access to two separate train lines, providing direct connections to Exeter, London, the Midlands and the North of England. Exeter Airport is also within easy reach (12 miles). Nearby towns of Cullompton and Honiton provide supermarkets, coffee shops, restaurants and leisure facilities. For more options and variety, the cathedral city of Exeter is only 16 miles away and the beautiful SW coast is only a 14 mile drive.

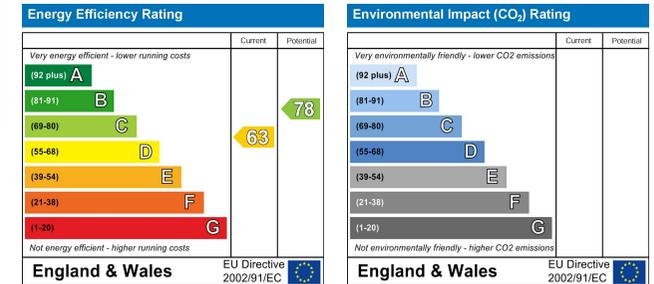
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Dunford-Brown Residential Office on 01884 824 888 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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