



Instinct Guides You



## Buckland Rippers Village with Land £695,000

- Approx One Acre land Behind Included
- Large Detached Barn & Further Outbuilding Plus Stables
- Countryside Setting
- Open Plan Living
- Modern Kitchen With Island
- Good Road Connections
- Peaceful Village Location
- Wood-Burning Stove
- Bathroom & Showeroom
- Quiet Hamlet Location



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WITH AN ACRE PLOT. Situated in the picturesque hamlet of Buckland Rippers, this charming character cottage enjoys a peaceful rural setting with expansive countryside views, and an impressive array of outbuildings, including a large barn and multiple outhouse spaces/stables. The property includes approximately an acre paddock to the rear with a large barn offering the scope for a variety of uses\*. It blends traditional features with modern finishes, offering versatile accommodation across two floors and the added benefit of a detached garden room & store.

A gravelled driveway leads to the front of the property, framed by planting and far-reaching views across surrounding fields. Entering through the porch, the kitchen features shaker-style cabinetry with a central island, exposed beams, & integrated appliances. Adjacent is a dining area flowing into a spacious living room, complete with wood effect flooring & a wood-burning stove set in a brick fireplace. A hallway leads to a stylish ground-floor bathroom, a separate utility room, & a flexible reception room or potential fourth bedroom.

Upstairs is arranged around a central landing with exposed beams & natural light. The principal bedroom offers ample space with a modern finish, while two additional bedrooms providing comfortable family accommodation. A contemporary shower room completes the upstairs layout.

The garden has been beautifully landscaped with several seating areas, planting, & open views. A detached garden room provides further flexible living or work-from-home space, with an adjacent store room.

To the rear, the acer plot of land provides a large barn that offers potential for a range of uses, subject to the necessary planning permissions and consents\*(see agents' notes). Plus a further outhouse divided into 3 areas, perfect for workshop, storage or stables, & open space beyond provides opportunity for smallholding or orchard.

## Room Dimensions

Living Room 14'2" x 11'3" (4.33 x 3.44)

Kitchen 15'1" x 14'2" (4.61 x 4.33 )

Bathroom 5'8" x 5'5" (1.75 x 1.67 )

Bedroom Four 11'3" x 8'4" (3.45 x 2.56)

Bedroom One 15'2" x 9'10" (4.63 x 3.01)

Bedroom Two 12'0" max x 7'7" max (3.66 max x 2.33 max)

Bedroom Three 9'10" x 9'8" (3.01 x 2.95)

Shower Room 6'4" x 6'1" (1.95 x 1.87)

Barn 39'3" x 25'0" (11.97 x 7.64 )

Garden Room 16'3" x 6'3" (4.96 x 1.93)

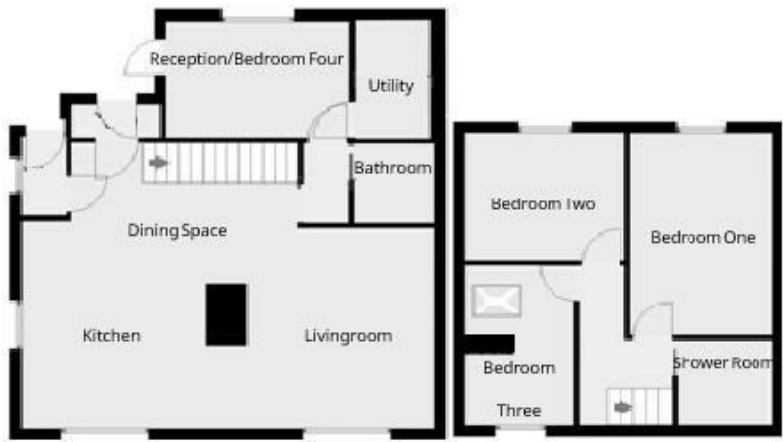
Store 6'11" x 6'3" (2.11 x 1.93)

Outhouse Room One 11'10" x 11'10" (3.61 x 3.61)

Outhouse Room Two 12'0" x 11'7" (3.67 x 3.55)

### Agents Notes\*

Please note that the barn offers potential for a range of uses, subject to the necessary planning permissions and consents. It must not be assumed to have any alternative use or classification at present. We recommend that all information is verified by a solicitor prior to incurring any costs.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. \* For double glazing and gas radiator heating, it is where specified.