



# The New Barn





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Uffculme, Cullompton, Devon EX15 3BX

Tiverton 9 Miles. Exeter Airport 17.5 Miles. Taunton 16 Miles.

A superb three-bedroom home set in a spacious plot with newly installed swimming pool situated within the Uffculme School catchment.

- Immaculate three double bedroom home
- Recently installed swimming pool
- 0.57 acre plot
- Characterful charm with modern convenience
- Planning permission for a single story extension
- Uffculme school catchment
- Semi Detached
- Paddock
- Council Tax Band D
- Freehold

Guide Price £675,000

## SITUATION

The property is situated on the edge of the popular village of Uffculme, within a few minutes of the OFSTED Rated Outstanding secondary school, post office, village hall, church and recreational field.

The market towns of Tiverton, Wellington and Cullompton are all close by and offer an extensive range of amenities. There is easy access to the M5 motorway at Junction 27, with Tiverton Parkway station providing an intercity rail link to London Paddington.

## DESCRIPTION

A superb home finished to the highest of standards with three double bedrooms, office space and a large plot. Internally the property is finished to an immaculate level and externally there is a large, level plot of 0.57 acres with a recently installed swimming pool and paved area creating an idyllic setting. The property is situated in Uffculme School's catchment area.





## ACCOMMODATION

The New Barn has undergone a thoughtful transformation, designed with modern, open-plan living in mind.

A tastefully designed porch leads to an entrance hall reminiscent of a boot room, featuring an additional utility room complete with a shower, WC, and ample space for laundry appliances. Setting the stage for the rest of the home, the impressive kitchen and adjoining dining area exude elegance. Adorned with classic light grey cabinets, a sturdy oak countertop, integrated appliances, and charming lighting fixtures complemented by an exposed original brick wall, this space is as functional as it is inviting. The dining area seamlessly flows into the magnificent living room, boasting tiled flooring, a rustic wood burner accompanied by a charming wood storage area, and an original stone barn wall. Large sliding doors open to the patio and garden, providing an ideal setting for summer gatherings. Furthermore, underfloor heating ensures comfort throughout the ground floor.

Upstairs, three bedrooms and a family bathroom await. The master bedroom, featuring double-height ceilings and original wooden beams, offers a private retreat with patio doors leading to a balcony and an ensuite shower room boasting a spacious shower area. Completing the upper level, a convenient mezzanine area, accessed via a secure ladder, currently serves as a home office space above the other two bedrooms.

## OUTSIDE

To the front of the property, there is a large patio and more formal garden, accessed via the living room. This gives way to a larger lawned area that leads to the glorious swimming pool with a beautiful stone patio with space for garden furniture, bbq's and seating for dining. The perfect location for enjoying sunshine for the majority of the day and ideal for children to play. Beyond the garden, there is a generous parking area for four cars with electric gates and a storage shed as well as an agricultural field that could be used for a variety of purposes.

## AGENTS NOTE

Planning permission has been granted for a single storey side extension. For further information please contact the agent or to view the planning application online please use the planning reference number 24/00164/HOUSE on the Mid Devon planning portal.

## SERVICES

Water - Mains connected

Electric - Mains connected

Drainage - Shared private drainage via sewage treatment plant. Costs are shared equally.

Health and compliance with General Binding Rules is unknown. Purchasers to satisfy themselves with their own inspection.

Oil Fired Central Heating

Oftcom predicted broadband services: Standard - Download 15Mbps, Upload 1Mbps.

Oftcom predicted mobile coverage for voice and data: EE, Three, O2 and Vodafone.

Local Authority: Mid Devon District Council.

## VIEWINGS

Strictly by appointment only through the agents.

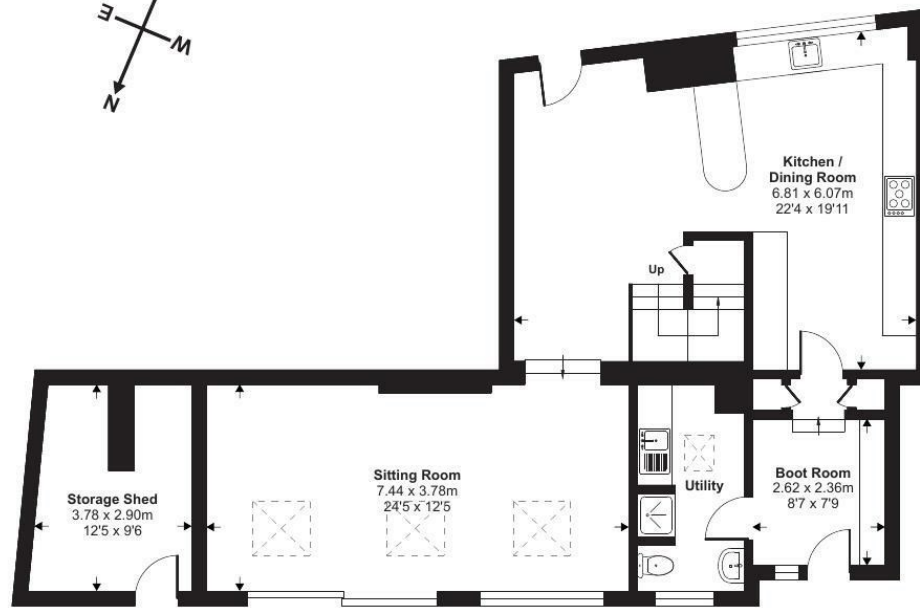
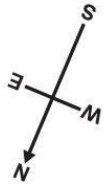
## DIRECTIONS

From junction 27 of the M5 motorway follow the signs for Wellington and Uffculme. At Waterloo Cross roundabout take the second exit signposted Uffculme. Continue along this road and before the second left hand turning to Uffculme/Working Wool Museum there is a driveway on the right with the black and white sign for Mountstephen Farm. The property can be found on the left hand side.

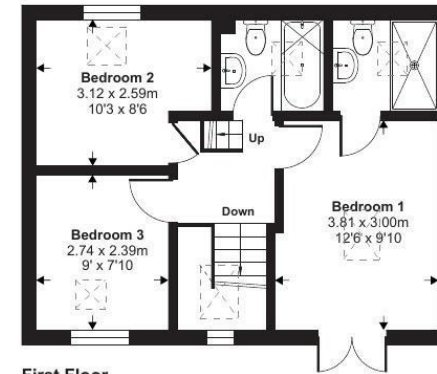


Approximate Area = 1383 sq ft / 128.4 sq m  
 Limited Use Area(s) = 31 sq ft / 2.8 sq m  
 Outbuilding = 107 sq ft / 9.9 sq m  
 Total = 1521 sq ft / 141.1 sq m

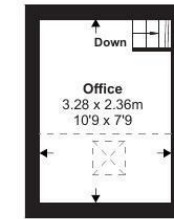
For identification only - Not to scale



Ground Floor



First Floor



Mezzanine Floor

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nitchecom 2024. Produced for Stags. REF: 1105126

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	82
(54-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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