



Little Barn



# Little Barn

Marsh, Honiton, EX14 9AJ

Honiton: 9 miles Taunton: 12 miles Ilminster: 8 miles

Spacious recently renovated bungalow in grounds of nearly 3/4 acre.

- Spacious detached bungalow
- Recently renovated
- Accessible location
- 3 bedrooms
- 21' Sitting room
- Large parking area
- Freehold
- Council tax band E

Offers In Excess Of £535,000

## SITUATION

The hamlet of Marsh is within the Blackdown Hills, a designated Area of Outstanding Natural Beauty, and includes the highly popular Flintlock Inn. It is situated between the market towns of Honiton and Chard (9 and 5 miles respectively), which cater for day to day needs, including shops, schools and recreational facilities.

The adjacent A303 offers fantastic communication links. There are regular rail services to London Waterloo from Honiton, whilst both Exeter and Taunton provide services to London Paddington. Exeter International Airport provides a number of domestic and international flights.



## DESCRIPTION

Understood to date from the early 1990's, the property has been recently renovated and is of traditional construction within elevations of reconstructed stone, set beneath a tiled roof.

The property has well proportioned accommodation, with oil-fired central heating and UPVC double glazing.

Accommodation includes; a generous entrance hallway, living room with open fire place fitted with Storax multi fuel stove and French doors to the garden, a superbly fitted kitchen with a range units under granite worktops and quality integrated appliances, which in turn leads to a separate utility room with cloakroom and access to the garage.

There are three excellent double bedrooms and a smart contemporary shower room.

## GROUNDS

Positioned fairly central to the large plot the grounds extend to 0.74 acres (0.3 ha). Double gates that lead to a large tarmac parking area and an attached garage.

The gardens are largely informal with extensive sweeping lawns and a variety of mature shrubs and trees interspersed with herbaceous borders.

There is also a very useful timber workshop/garden store.

## PLANNING CONSENT

Full planning permission has been granted for a single storey side extension and single storey side garage extension. Ref 22/1970/FUL dated 6.10.2022

## SERVICES

Mains water and private drainage. Oil fired central heating.

## DIRECTIONS

From Honiton proceed on the A30 in a north easterly direction out of the town. Keep on this road which becomes the A303 and, after about 9 mile, take a left turn signposted Marsh and Howley. Proceed into the village of Marsh and the will be found on the right hand side before the garage.

From the East proceed along the A303 in a Westerly direction. About 2 miles after passing the La-Campagna/ Eagle Tavern, take the left off-slip (just before a dual carriageway) signed Marsh and Howley. Turn right under the A303 and follow the road into the village. The property will be found on the left after the garage.



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.



Approximate Area = 1312 sq ft / 121.9 sq m  
 Garage = 220 sq ft / 20.4 sq m  
 Total = 1532 sq ft / 142.3 sq m  
 For identification only - Not to scale

**Ground Floor**

- Bedroom 2: 3.91 x 3.56m / 12'10 x 11'8
- Bedroom 1: 3.91 x 3.56m / 12'10 x 11'8
- Bedroom 3: 3.71 x 2.77m / 12'2 x 9'1
- Sitting / Dining Room: 6.48 x 4.75m / 21'3 x 15'7
- Garage: 7.44 x 2.74m / 24'5 x 9'
- Kitchen / Breakfast Room: 4.18 x 4.11m / 13'9 x 13'6
- Utility: 2.31 x 2.13m / 7'7 x 7'

RICS Certified Property Measurer  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2024. Produced for Stags. REF: 1090565



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		41	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Bank House, 66 High Street,  
 Honiton, Devon, EX14 1PS

honiton@stags.co.uk

01404 45885