



HARRISON
LAVERS &
POTBURY'S

The Old Barn,
Stoneyford
Colaton Raleigh
Sidmouth
EX10 0HZ

£850,000 FREEHOLD

A most attractive four bedroom barn conversion with double garage and stable block and situated in a beautiful rural setting with approximately half an acre of gardens.

This attractive detached property was converted in the late 1980's to a very pleasing design and occupies a very picturesque rural setting. Stoneyford is situated just outside the villages of both Newton Poppleford and Colaton Raleigh which offer local amenities and bus services, with the popular coastal resorts of Sidmouth and Budleigh Salterton being within a short drive.

Occupying an almost level site, the beautiful gardens extend to just over half an acre and comprise of large sweeps of lawn along with well stocked shrub borders, mature trees and a small vegetable garden which has a timber/brick greenhouse. In addition to this is a detached double garage, an adjoining driveway providing parking and a stable block comprising two stables, along with a tack/feed room and an adjoining undercover area and hardstanding.

The accommodation is well presented and arranged over two floors, benefitting from having uPVC double glazed windows and oil-fired central heating which includes an oil fired Aga to the kitchen which also heats the hot water.





On entering the property, an entrance lobby opens into a reception hall, where the stairs rise to the upper floor. The sitting room enjoys a lovely triple aspect with French doors to the garden and has a feature brick fireplace with timber mantle, slate hearth and fitted wood burning stove. A separate dining room has glazed double doors to the reception hall and the kitchen/breakfast room is a good size, being large enough to accommodate a table. The kitchen offers a range of storage units and worksurfaces and includes a larder and the Aga has multi ovens and two hot plates. In addition is a separate electric hob and a freestanding dishwasher.

A useful adjoining utility room offers further storage and houses the oil-fired boiler and adjoining this is a cloakroom comprising a WC along with wash basin with cupboard below.

To the first floor are four bedrooms, three having fitted bedroom furniture, the main bedroom having an en suite shower room fitted with a white suite. In addition to this is a family bathroom fitted with a modern white suite comprising a shaped panelled bath, WC and wash basin. Both the bathroom and en-suite shower room have fully tiled walls.



The detached double garage measures 6.4m x 6.4m and has two electric roller up and over doors, light and power, shelving, two windows and a rear door. There is storage above which can be accessed via a ladder. The adjoining driveway is gravelled and provides ample parking and alongside is the hardstanding and stable block.

The property is surrounded by some beautiful countryside and literally on the doorstep is a lovely walk to Woodbury Common.





OUTGOINGS We are advised by East Devon District Council that the council tax band is G.

POSSESSION Vacant possession on completion.

EPC: tba

REF: DHS02400

DIRECTIONS From the centre of Newton Poppleford heading toward Exeter, at the roundabout follow the signs for Exmouth and continue along Exmouth Road taking the first turning on the right which is Littledown Lane. Follow the lane to the T junction and turn right continuing along the lane for approximately half a mile where the property will be seen on the right.

VIEWING Strictly by appointment with the agents.



IMPORTANT NOTICE If you request a viewing of a property, we the Agent will require certain pieces of personal information from you in order to provide a professional service to both you and our clients. The personal information you provide may be shared with our client, but will not be passed to third parties without your consent. The Agent has not tested any apparatus, equipment, appliance, fixtures, fittings or services and so cannot verify that they are in working order, or fit for the purpose. A Buyer is advised to obtain verification from their solicitor and/or surveyor. References to the tenure/outgoings/charges of a property are based on information supplied by the seller - the Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their solicitor. Items shown in photographs/floor plans are not included unless specifically mentioned within the sale particulars. They may be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on a journey to view a property.

GROUND FLOOR
843 sq.ft. (78.3 sq.m.) approx.



1ST FLOOR
712 sq.ft. (66.2 sq.m.) approx.



TOTAL FLOOR AREA : 1555 sq.ft. (144.5 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 as to their operability or efficiency can be given.
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