

Symonds
& Sampson



Tamworth Barn
Hampton Court, Whitford, Devon

Tamworth Barn

Hampton Court
Whitford
Devon EX13 7NJ

A truly elegant stone barn conversion with impressive character features and large level gardens, set in a prime residential development.



- Grade II Listed barn conversion
 - Attractive stone façade
 - Exposed beams
- Great sized family kitchen
 - Galleried landing
- Oil fired central heating system
 - Level south facing garden

Guide Price £525,000

Freehold

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THE PROPERTY

Tamworth Barn is an attractive building of stone construction under a clay pan tiled roof which was converted from a former farm building in the early 2000's. The property adjoins the original farmhouse and is one of just nine individual dwellings set in this well regarded close. The accommodation has been thoughtfully planned, and provides impressive room proportions, complemented by many original period details and plenty of natural light. The current owner has worked incredibly hard in maintaining and updating the barn including a new kitchen, remodelled shower room and a recently relaid driveway over the past five years.

ACCOMMODATION

The ground floor accommodation is approached via a reception hall which in turn leads to an impressive sitting room with some traditional details including exposed original brickwork and an attractive brick fireplace with slate hearth and timber mantle piece. The kitchen/dining room provides a superb entertaining space, again with some traditional features including exposed ceiling timbers and vertical timber supports, and a stable door leading to the garden. There is an extensive range of fitted cupboards, drawers and integrated appliances. There is a ground floor study which could also serve as a third bedroom and a downstairs WC situated opposite. The first floor accommodation has been thoughtfully planned with an impressive galleried landing, two double bedrooms which both look out over the gardens, a smart family bathroom and separate shower room.





OUTSIDE

The property is approached from Hampton Court, with low level fencing and resin driveway with parking for several cars. Formal gardens lie to the rear of the property and enjoy an excellent southerly aspect. A paved sun terrace extends across the rear elevation, accessed from both the sitting room and kitchen, beyond which is a level lawned garden with established raised borders and a wide variety of mature shrubs. There is a beautiful weeping willow tree, garden shed and low picket fencing set beside the garden shed. The stream at the far end of the garden denotes the boundary. Outside lighting and water supply.



SITUATION

The property is centrally located within the small East Devon village of Whitford in a select development of just nine properties off Hampton Lane. Situated on the western banks of the River Axe, Whitford lies within some of East Devon's most attractive rolling countryside in an area designated as part of the National Landscape (formerly referred to as an Area of Outstanding Natural Beauty) and offers local amenities including a village hall with bar facility. The surrounding countryside has footpaths and bridleways in abundance offering a range of recreational opportunities. The adjoining village of

Musbury offers a church, primary school, public inn and garage with convenience store and post office. The small town of Colyton, with its beautiful Medieval Church is less than two miles away and offers a range of local shops and recreational amenities including a library and the renowned Colyton Grammar School. The bustling market town of Axminster offers all of the facilities one would expect, including a supermarket, independent shops, the River Cottage Café & Shop (located nearby at Trinity Hill) as well as recreational facilities including a sports centre with swimming pool. To the south is Lyme Bay, a dramatic stretch of the Jurassic Coast World Heritage site which



features the popular resorts of Lyme Regis with its famous Cobb and sand beach, as well as the coastal villages of Branscombe and Beer. There are good transport connections locally including a mainline railway station at Axminster and good road connections both east and west with the A30/A303. The Cathedral city of Exeter is easily accessible with its excellent shopping facilities, theatres, main line rail link to London Paddington, international airport and M5 access.

DIRECTIONS

What3Words
///users.plugs.paving

SERVICES

Main electric, water and drainage.
Broadband : Ultrafast available
Mobile Network Coverage : There is mobile coverage in the area, please refer to Ofcom's website for more details.
Source - Ofcom.org.uk



LOCAL AUTHORITY

East Devon
Tel : 01404 515616
Council Tax Band : E

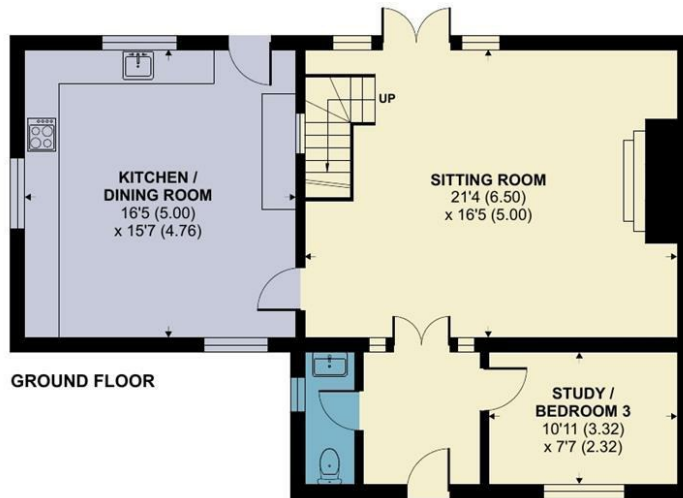
MATERIAL INFORMATION

The property is at very low risk from flooding from rivers and seas, and surface water.

Whitford, Axminster

Approximate Area = 1431 sq ft / 132.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Symonds & Sampson. REF: 1370761

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