



The Stables

The Stables, Callard, UMBERLEIGH, Devon, EX37 9LL



Burrington 2 miles Chulmleigh 5 miles
South Molton 13 miles

A rurally situated and well-presented barn conversion with attractive gardens and grounds amounting to just under two acres in all

- Rurally situated barn conversion with fine views
- Open Plan Kitchen/Dining room
- Living Room
- 3/4 Bedrooms (Master En-Suite)
- Family Bathroom
- Double Car Port
- Large Mature Gardens and Paddock
- Total about 1.95 Acres
- Freehold
- Council Tax Band C

Guide Price £625,000



Situation

The Stables is one of three properties situated in a rural location at the end of a long drive. The property is set approximately half way between the two small villages of Burrington and Ashreigney with Burrington having a good village shop and a recently re-opened pub, The Barnstaple Inn. The small town of Chulmleigh is about 5 miles and has an excellent range of services, including a variety of shops, places of worship, post office, health centre, primary and secondary schools, local and other amenities including an 18 hole short golf course.

The market town of South Molton is approximately 13 miles and offers a full range of shopping, social and banking facilities and amenities including infant, junior and senior schools. Barnstaple is about 15 miles and has a further range of facilities and amenities as well as further education at Petroc.

The A377 Taw Valley road links to the Cathedral and University City of Exeter with its access to the M5 motorway and stations on both Paddington and Waterloo lines as well as Exeter Airport with its national and international connections. The Tarka Line, Exeter to Barnstaple railway, runs along the Taw Valley and Kings Nympton station is just over three miles from the property.

Description

The Stables forms part of an original rural farmstead and was converted from a barn in the 1990s to a residential dwelling. The dwelling offers spacious accommodation and is complimented by large, mature gardens and grounds and plenty of parking including a stone-built car port. There is also a pasture paddock with the whole property amounting to 1.95 acres.

Accommodation

A stable door leads directly into the double aspect OPEN-PLAN KITCHEN/DINING ROOM. The kitchen area has a tiled floor and is fitted with a range of modern, oak-fronted units with worktops over and matching wall-mounted units. Stainless steel sink with mixer tap, space and plumbing for washing machine and dishwasher. Oil-fired Stanley range cooker also providing hot water and central heating. The dining area has stairs to first floor with under-stairs cupboard. The LIVING ROOM has a double aspect and has a stone fireplace with a slate hearth and wood burning stove.

On the FIRST FLOOR there is a GALLERIED LANDING. BEDROOM 1 is a spacious double room with a vaulted ceiling and timbers and an EN-SUITE BATHROOM fitted with a panelled bath with shower, pedestal wash basin and WC. BEDROOMS 2 and 3 are both double rooms with a wide passage way that leads to bedroom 3 serving as a

DRESSING ROOM. Bedroom 3 has particularly good views, The FAMILY BATHROOM is fitted with a modern 4-piece white suite, comprising: paneled bath, basin, shower cubicle and WC.

Outside

To the front of the dwelling is a large concrete parking area. A driveway, flanked by lawned areas, also leads up to a further parking area and directly into an open-fronted CAR PORT (22'7" x 17') with power and light connected. Behind the car port is a sheltered, paved terrace, offering plenty of space for entertaining, bordered by a large, planted, mature raised bed, steps lead up to the lawns and a stable door opens into the kitchen.

To the front and rear of the barn are lawned gardens with the rear garden being enclosed by mature hedge banks and trees. There is also a sizeable pond which forms a very attractive backdrop to the gardens.

Included in the sale is a PASTURE PADDOCK and the whole property extends to about 1.95 ACRES in all.

Services and further information

Mains electricity. Private water supply. Private drainage system (septic tank and shared soakaway, compliance with General Binding Rules is currently unknown. Purchasers to satisfy themselves with their own inspection.). Oil-fired central heating via radiators.

Broadband - Standard available (Ofcom)

Mobile - EE likely indoors, EE, Vodafone, Three and O2 likely outdoors (Ofcom)

Viewing

Strictly by confirmed prior appointment please through the sole selling agents, Stags on 01769 572263.

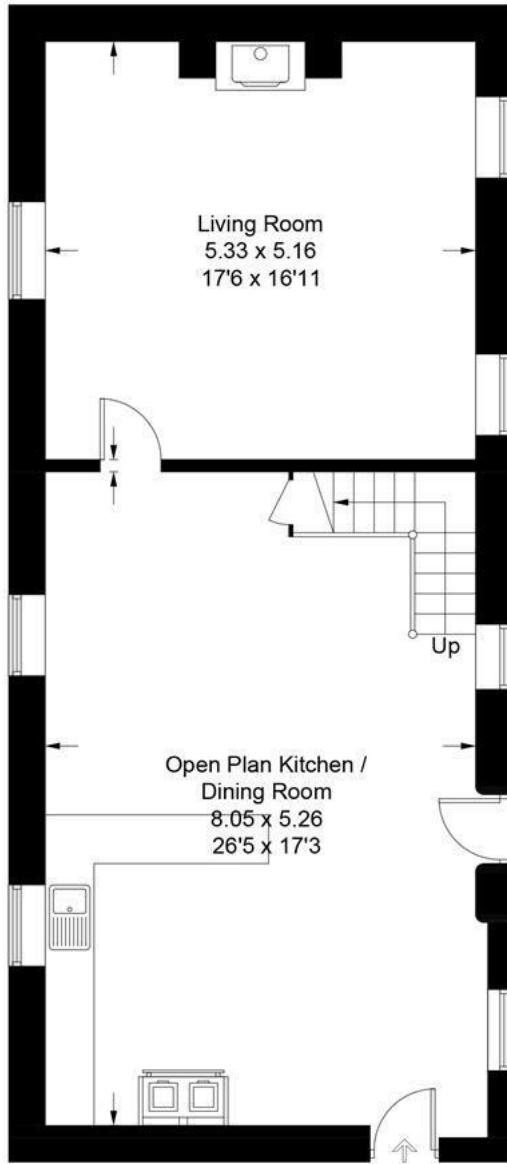
Directions

From South Molton take the B3226 south out of the town towards Exeter. Drive through the Mole Valley for about 9 miles and at the junction with the A377 at Fortescue Cross, Newnham, turn left towards Exeter. Drive for about a mile and at Colleton Mills turn right sign-posted to Burrington. Proceed into the valley and up the hill towards Burrington and just before entering the village turn left at Balls Corner. Continue down the hill and at the bottom at Whitecleave Cross keep right and then turn immediately left signed to Callards. The property will be found at the end of this lane as the first property on the left.

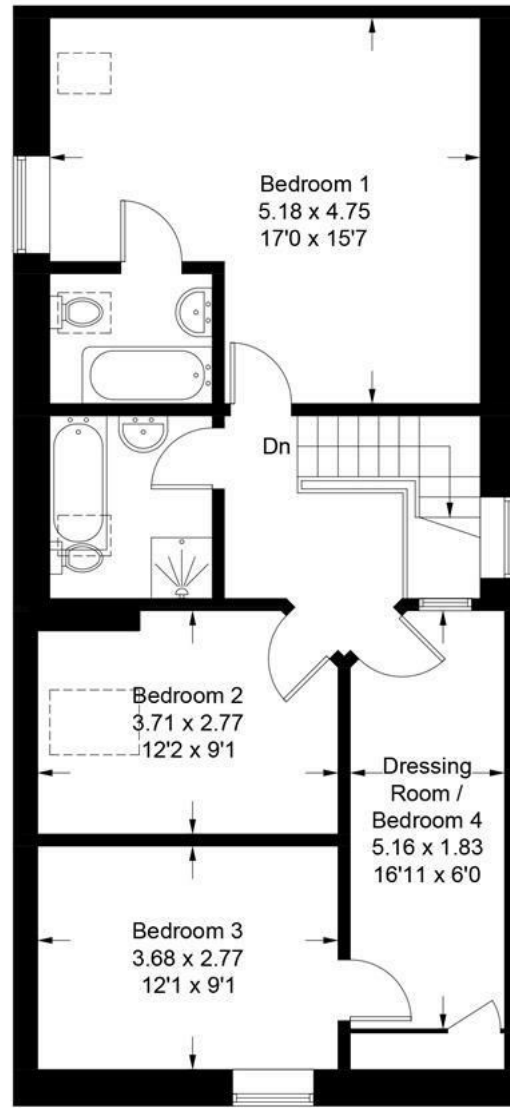
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Approximate Gross Internal Area = 142.9 sq m / 1538 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1102465)

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
(92-100) A	(81-91) B		76
(69-80) C	(55-68) D	50	
(29-68) E	(1-28) F		
(1-28) G			

Net energy efficient - higher scoring coats

England & Wales EU Directive 2002/91/EC

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