



Swallow Barn











# Swallow Barn

Meshaw, South Molton, Devon, EX36 4NN

Meshaw 1 mile South Molton 6 miles Barnstaple 17 miles

A superb, contemporary barn conversion with large gardens, pasture and ponds in a rural setting



- Superbly Presented and Spacious Accommodation
- Large Sitting Room
- Family Bathroom
- Mature Gardens, Pasture and Ponds
- Freehold
- Open Plan Kitchen/Dining Room
- 4 Bedrooms (Master En-Suite)
- Large Garage/Workshop
- About 10.68 Acres (further land available)
- Council Tax Band E

Guide Price £890,000

## Stags South Molton

29 The Square, South Molton, EX36 3AQ

01769 572263 | [south-molton@stags.co.uk](mailto:south-molton@stags.co.uk)

## The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | [enquiries@tlo.co.uk](mailto:enquiries@tlo.co.uk)





### Situation

Swallow Barn is set in a scenic location about a mile to the south of the village of Meshaw, itself only six miles from the local market town of South Molton. The town provides good local facilities with supermarket, a bank, Post Office, health centre, library and the popular pannier and livestock markets.

The regional town of Barnstaple, about 17 miles to the north west, is situated at the head of the River Taw Estuary and offers a further range of shops and commercial venues.

The stunning North Devon coastline with the sandy beaches of Croyde, Saunton and Woolacombe are within easy driving distance as is the Exmoor National Park.

The North Devon Link Road (A361) offers easy access to the M5 (junction 27) at Tiverton where there is also a station on the Paddington line at Tiverton Parkway.

### Description

Swallow Barn has been converted from a modern building and now provides a very spacious and contemporary home with a superb outlook across its own gardens, grounds and ponds. The barn is highly energy efficient with a newly commissioned air source heat pump coupled with underfloor heating throughout. A particular feature of the property is the very large and integrated garage/workshop and the vast and easily accessible loft space also offers further potential for various uses.

### Accommodation

The main ENTRANCE leads into a UTILITY ROOM with Amtico tiled floor and fitted with a range of modern units, sink unit, plumbing for washing machine and dishwasher and space for dryer. CLOAKROOM with WC and vanity wash basin.

The open plan KITCHEN/DINING ROOM is an impressive room with a fine, triple aspect outlook with full floor to ceiling windows. The kitchen area is fitted with a range of modern units in black with quartz worktops over, dual bowl ceramic sink and central island unit with granite worktop over, built-in fridge, electric Everhot four oven range cooker with cast iron and induction hobs and walk in pantry cupboard. Glazed double doors lead to the outside covered VERANDA which provides a wonderful area for sitting out/outside dining. A wide opening leads through to a spacious SITTING ROOM with tri-fold doors to the veranda and a corner wood-burning stove. The INNER HALL has a storage cupboard and a shelved airing cupboard. The FAMILY BATHROOM is fitted with a modern suite and includes a shower cubicle.

There are FOUR BEDROOMS with the MASTER BEDROOM having glazed doors to the veranda and an EN-SUITE SHOWER ROOM fitted with a modern suite. BEDROOM 3 also has glazed double doors to the veranda. BEDROOM 2 is a double room and BEDROOM 4 is a single room suitable for office/study use.

The southern end of the barn provides a large GARAGE/WORKSHOP (39' x 31') with large sliding doors and interconnecting door into the accommodation. Stairs to a MEZZANNE FLOOR with a further door into a LARGE LOFT STORAGE AREA (58' x 39').







### Outside

Swallow Barn has attractive, landscaped gardens to the front of the barn, mainly laid to lawn and interspersed with a variety of young trees and shrubs. There is a large, gravelled area providing plenty of parking to the northern end of the dwelling and at the southern end is a further parking area and large, sliding doors leading into the large garage/workshop.

The dwelling enjoys a highly attractive outlook over a series of ponds and pasture land and extends in all to about 10.68 ACRES. Further land up to an additional 16.69 acres is available by separate negotiation.

### Services

Mains water and electricity, Air source heat pump central heating, solar PV panels and private drainage (mini treatment plant).

Broadband - Standard available (Ofcom).

Mobile - Limited from Three & O2 (inside), Likely from Three, EE and O2 (outside). Info from Ofcom.

### Viewing

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

### Directions

From South Molton take the B3137 out of the town towards Tiverton. Continue through the villages of Alswear and Meshaw. After approximately 0.75 miles take the unsigned right turn. Continue for a short distance before again turning right at Meshaw Cross, signposted to Kings Nympton and Chulmleigh. Drive a few hundred yards before coming to Meshaw Moor Cross and again turn right signed to Kings Nympton and Chulmleigh. Continue for about 250 yards and the entrance to the property will be seen on the left hand side.

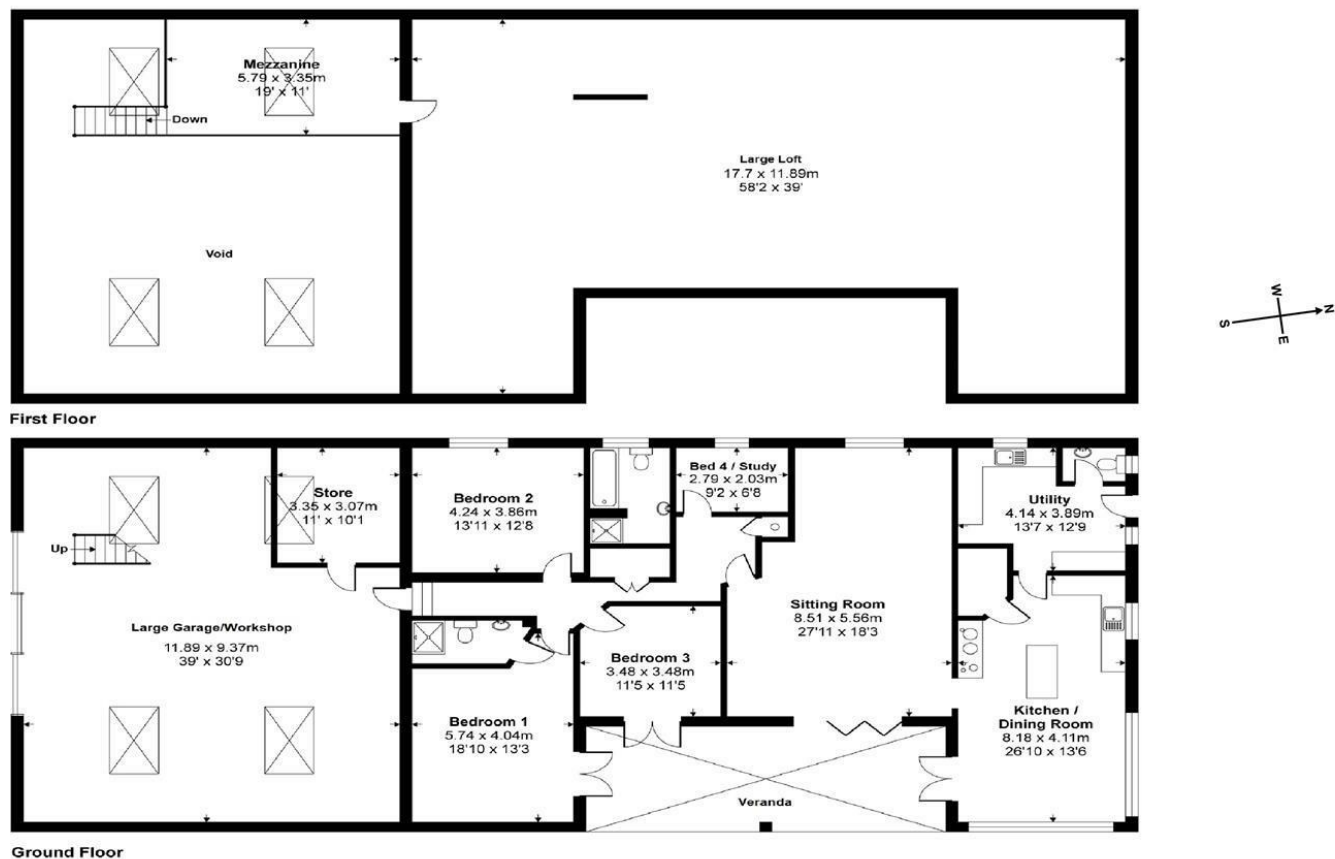
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Approximate Area = 5343 sq ft / 496.3 sq m (Excludes Void)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2021. Produced for Stags. REF: 767014



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		100
(92 plus) A		
(81-91) B	81	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	







