



Hansford Stable



Chulmleigh 2 miles South Molton 10 miles
Barnstaple 16 miles

An attractive and well-presented barn conversion with large garden and grounds

- Attractive barn conversion in a semi-rural setting
- Well-presented throughout
- Open plan living/dining room
- Fitted Kitchen
- Three double bedrooms
- Bathroom
- Utility and cloakroom
- Large gardens and parking
- Freehold
- Council Tax Band tbc

Guide Price £425,000



Situation

Hansford Stable forms part of a traditional former farmstead set in the highly attractive Taw Valley, in the midst of some of Devon's most attractive and unspoilt countryside, which offers a wide range of recreational pursuits including fishing, riding, shooting, delightful walks and cycling.

The thriving small town of Chulmleigh is about two miles and offers a good range of local shops, amenities and schooling to secondary level. The market town of South Molton approximately ten miles distant offers a more comprehensive range of facilities, whilst the North Devon regional centre of Barnstaple lies about 15 miles away and the Cathedral City of Exeter 24 miles. The Tarka Line that runs between Exeter and Barnstaple is close by at either Kings Nympton or Eggesford Stations.

Exmoor National Park to the north and Dartmoor to the south are also within easy reach, so too is the dramatic and the spectacular North Devon coastline with the renowned beaches of Saunton Sands, Croyde and Woolacombe.

Description

Of stone and brick elevations under a slate roof, Hansford Stable was converted from a former outbuilding in 2013 to form a highly appealing an superbly appointed dwelling. The barn is set with a good-sized enclosed gardens, its own driveway and plenty of parking.

Accommodation

On the GROUND FLOOR there is a HALL with slate tiled floor, utility area with sink unit and washing machine and a CLOAKROOM with WC and wash basin. The THREE DOUBLE BEDROOMS are also on the ground floor with a well-fitted Jack and Jill BATHROOM.

On the FIRST FLOOR there is a spacious, open plan LIVING/DINING ROOM with an oak floor, vaulted ceiling and glazed double doors to a glass Juliet balcony. A wide opening leads through to the KITCHEN/BREAKFAST ROOM fitted with shaker style units with granite effect worktops, composite sink unit, integrated dish washer and built-in electric oven with hob and

hood over. Matching island unit with cupboards below and further fitted units with integrated fridge/freezer. Glazed doors lead out onto a raised area of decking with steps leading out onto the garden.

Outside

The property is approached over a timber five-bar gated entrance with a wide gravelled driveway leading past the gardens and down to the house where there is plenty of room for parking.

The enclosed gardens lie to the west of the house and are mainly laid to lawn and enclosed by natural hedging and some mature trees. Adjoining the house is a raised timber decked area which creates a lovely summer seating area.

In total the property extends to about a QUARTER OF AN ACRE,

Services

Mains electricity and water. Private drainage (Septic tank and soakaway). Oil Fired under-floor central heating.

Mobile - Coverage available from all major providers (Ofcom).

Broadband - Standard and Ultrafast available (Ofcom).

Viewing

Strictly by confirmed prior appointment 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 signposted to Burrington. Drive over the railway bridge and the River Taw and take the next left turn signposted to Ashreigney. The entrance to the property will be found immediately on the left.

What3words Ref: grace.trendy.rejoins





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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(48-54) E			
(35-47) F			
(2-34) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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