



Fisherton Barn



**STAGS**



# Fisherton Barn

Atherington, Umberleigh, Devon, EX37 9JA

A wonderful barn conversion offering spacious and characterful accommodation of over 3000 sq ft, set in a semi-rural location

- Impressive barn conversion
- 5 Bedrooms, 3 ensuite & family bathroom
- Set in around 0.4 acres
- Versatile studio space
- Council Tax Band E
- Semi-rural location
- Around 3000 sq ft of accommodation
- Ample parking & triple garage
- No onward chain
- Freehold

Guide Price £650,000

## SITUATION

Off a quiet country lane on high ground and enjoying fantastic views over a wide expanse of the Taw Valley. Atherington is a small traditional village which has a Post Office/Store, community park with tennis court and football pitch and Church, with the property being within a healthy walk to the well regarded Rising Sun Inn. There are nearby primary schools at High Bickington and Umberleigh, where there is access to trains services to both Barnstaple and Exeter. There is also a golf course at High Bickington. Other local centres include Torrington about 6 miles, with the Regional Centre of Barnstaple about 7 miles and the market town of South Molton about 9 miles. At Barnstaple there is access to the North Devon Link Road, running on in about 45 minutes or so, to Junction 27 of the M5 Motorway where Tiverton Parkway also offers a fast service of Trains to London Paddington in just over 2 hours. Dartmoor, Exmoor and North Devon's Famous surfing beaches are all within easy access.

## DESCRIPTION

Fisherton Barn is a stunning stone barn conversion, understood to be a former grain store and mill for the neighbouring farm, which now offers spacious accommodation of over 3000 sq ft, situated on the outskirts of a popular village location. The property has been thoroughly modernised internally, to include a new boiler and central heating system. Packed with character, but freshly decorated and carpeted throughout, Fisherton Barn is the perfect blend of old and new. Set in private mature gardens of around 0.4 acres, the property enjoys fine views over the adjoining rolling countryside. To the front is off-road parking for four vehicles and a detached triple garage. The property is being sold with no onward chain.





## ACCOMMODATION

Entrance Porch with tiled flooring leading into the impressive open-plan kitchen/dining/living room with vaulted ceilings, exposed stone and beams, tiled flooring, fitted kitchen units, electric range cooker and extractor, plumbing and appliance space for dishwasher and washing machine and floor mounted wood burner. The dual aspect sitting room is just as impressive, enjoying a bay window which overlooks the gardens, and large stone fireplace with open grate and exposed stone walls.

There is an internal hall/office/snug area with French doors to the garden and stairs to the First Floor with further stairs leading down to a double bedroom, but could adapt to a further reception room, French doors to garden and a useful walk-in wet room, making this space suitable for a dependant relative.

On the half landing is the dual aspect principal bedroom enjoying fine rural views, raised mezzanine area with fitted wardrobes, in addition to an ensuite bathroom with Jacuzzi bath and separate shower cubicle. The main landing gives access to the remaining double bedrooms, the largest of which again offers a modern en suite shower room. Completing the accommodation is the family bathroom which includes a corner bath, wc and sink.

## OUTSIDE

To the front of the property is a triple garage and off-road parking for 3-4 vehicles. A pedestrian gate leads to the gardens and front of the property. The gardens are well established, very private and wrap around the property. To the front is a large, raised enclosed area of garden which was previously a productive vegetable garden, with a timber garden shed. A front patio area enjoys a sunny position and to the rear is the enclosed garden which is predominantly laid to lawn but again offers mature shrubs and trees. At the bottom of the garden is a detached building which is currently being used as a studio, but offers a variety of uses, as it has plumbing, electricity and is fully soundproofed.

## SERVICES

Mains electricity and water

Private drainage

Oil central heating

New central heating system installed 2025

Stone build with slate roof





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.

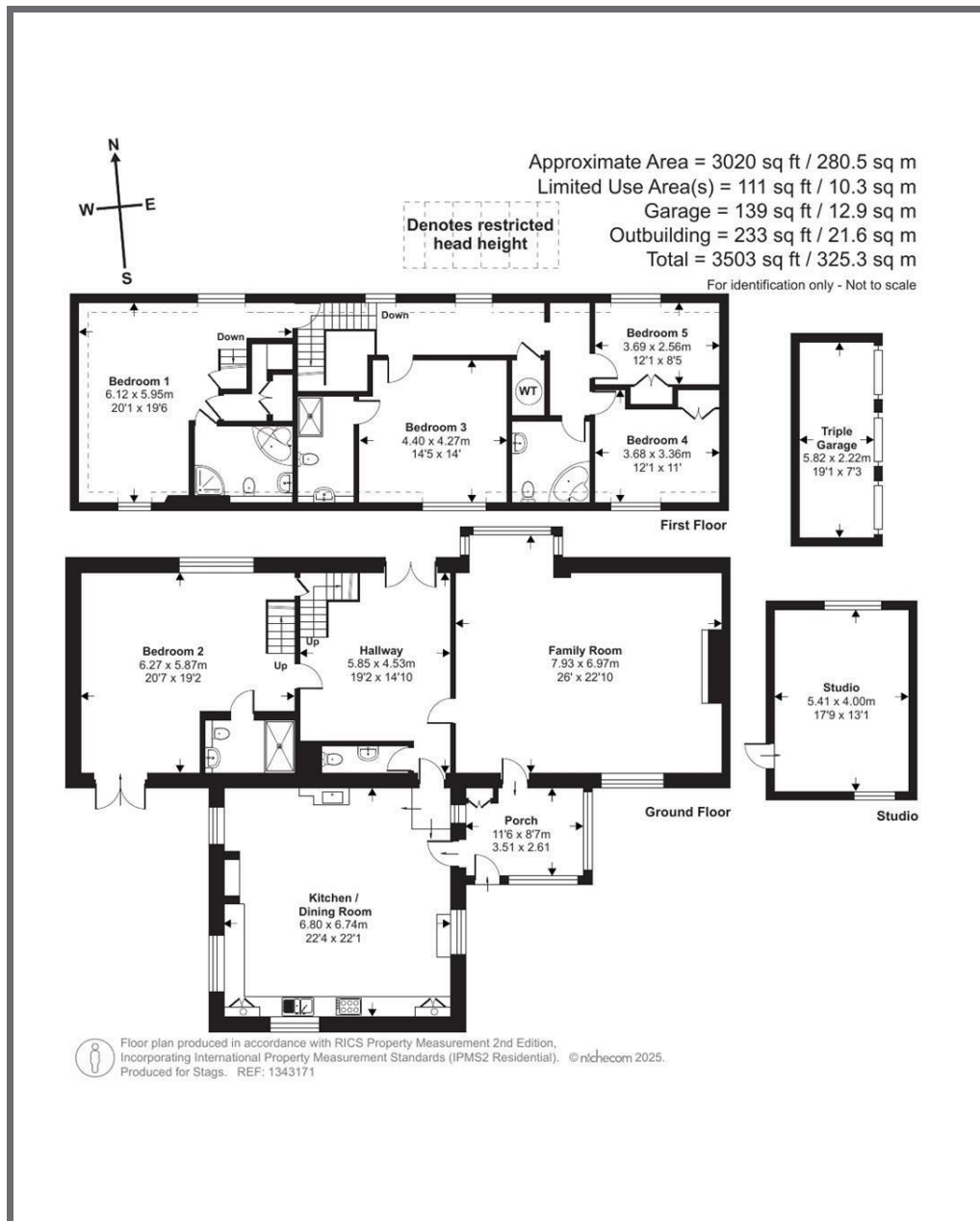


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>80</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>50</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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