



## **The Stables Handsford Barton, UMBERLEIGH, EX37 9ES**

**Price Guide £395,000**

A most attractive HOLIDAY COTTAGE situated in a quiet rural location in the heart of the Taw Valley offering beautifully presented REVERSE LEVEL accommodation including THREE BEDROOMS, a JACK N JILL BATHROOM and a CLOAKROOM on the ground floor and A FEATURE OPEN PLAN SITTING/DINING ROOM on the first floor as well as a WELL FITTED KITCHEN, with ample PARKING and LARGE GARDEN



## **SITUATION (BURRINGTON)**

The Stable at Handsford Barton is situated between Chulmleigh and Burrington is a small village set in the heart of rural Devon offering local facilities including a village shop and a church whilst the nearby town of Chulmleigh offers a wider range of facilities and amenities including a good range of local shops including a shop, bakery, dairy, newsagent, hairdressers etc, along with both a primary school and secondary school/community college, health centre, dental surgery, Post Office, churches, library, two public houses, a community run Sports Centre and a short 18 hole golf course. The market town of South Molton to the north and Crediton to the south both offer a more comprehensive range of facilities and the local railway station at Eggesford, 2 miles, provides a rail link between Exeter and Barnstaple. Road link is via the A377 or the North Devon Link Road, which can be easily accessed at South Molton. Barnstaple, North Devon's regional centre, and the Cathedral and University City of Exeter both offer the wide range of shopping, amenities and facilities one would expect from the county's principal town and city. Tiverton, the M5 motorway at Junction 27 and Tiverton Parkway station, providing a fast Intercity rail link to London Paddington, are both approximately forty-five minutes drive. There is also an international airport at Exeter.

There are excellent recreational and sporting facilities in the area with a range of Leisure Centres at Tiverton, Crediton and Barnstaple, near-by tennis courts and clubs, local rugby, football and cricket clubs, fishing in the rivers Taw and Torridge, further near-by golf courses at Libbaton, High Bullen and Down St Mary, excellent walking and riding in all directions, racecourses at Haldon Exeter and Newton Abbot, and sailing and water sports on North Devons scenic and rugged coastline, being approximately three-quarters of an hours drive.

## **DESCRIPTION**

The Stable at Handsford Barton is situated in a quiet rural location in the heart of the Taw Valley, approximately 1/4 of a mile from the A377 Exeter to Barnstaple main road. The property was converted approximately 10 years ago by the current owner and benefits from Holiday Cottage Planning Permission under Application Number 1/1142/2012/FUL. The barn has been successfully let out on a Holiday Let basis for the last ten years with much repeat business but the current owner is now looking at retiring so has decided to market The Stable for sale. The property is of traditional stone and brick construction under a slate roof with uPVC double glazed windows throughout and benefits from reverse level accommodation including three Bedrooms, a Cloakroom, a Utility Area and a 'Jack N Jill' Bathroom on the ground floor, and a large

open plan Sitting/Dining Room on the First Floor with a separate Kitchen/Breakfast Room. The Stable also benefits from oil fired under floor heating throughout, attractive oak board floors on the first floor and quality Kitchen and Sanitaryware throughout. Outside and to the front of the barn there is ample off road parking for several cars which gives access to the large garden being mainly laid to lawn and bordered by mature trees and hedging creating a high degree of privacy and seclusion. At one end of the barn is a raised timber decked area which creates a lovely summer seating area and provides access into the Kitchen via the French Doors.

## **ENTRANCE**

From the front a paved path leads up to the half glazed Front door opening into the

## **ENTRANCE HALL**

with doors to all principal rooms, stairs leading to the First Floor, and useful Utility Area to one side fitted with a stainless sink set into a laminate work surface with double cupboard above and below and space and plumbing for a washing machine to one side. On one side is the Service Cupboard housing the pressurised factory lagged hot water cylinder with electric immersion heater and central heating and hot water control panels. The Entrance Hall also benefits from a ceramic tiled floor, inset ceiling down lighting, coat hanging space, under stairs storage cupboard, and thermostat.

## **CLOAKROOM**

Fitted with a matching white suite comprising a low level WC and a wall mounted wash hand basin with stainless steel tap, tiled splash back and mirror over. The Cloakroom is finished with a ceramic tiled floor, inset down lighting and an extractor fan

## **MASTER BEDROOM**

A large dual aspect double bedroom with windows to the side and rear. In one corner a door opens into the

## **JACK N JILL BATHROOM**

with part panelled walls and matching white suite comprising a panel bath with stainless steel mixer shower over and glazed shower screen to one side; a wall mounted wash hand basin with stainless steel tap and back lit mirror over; and a low level WC with inset flush. The Bathroom is finished with a ceramic tiled floor, an obscure glazed window to one side, a heated towel rail, an extractor fan, thermostat, and inset ceiling down lighters. At one end a door returns to the Entrance Hall.

## **BEDROOM 2**

Another double bedroom with window to rear.

## **BEDROOM 3**

A smaller double bedroom with window to the rear.

## **STAIRS AND LANDING**

From the Entrance Hall attractive oak stairs with glass and timber balustrade to one side lead to the

## **FIRST OPEN PLAN SITTING/DINING ROOM**

which runs the full length of the property and benefits from a good sized Sitting Area at one end and a large Dining Area at the other. The room retains all the character and charm one would expect from a property of this period including attractive exposed 'A' frames, oak board flooring throughout, several 'velux' windows allowing good natural light, and fully glazed French Doors at one end allowing views across open countryside, TV point. At the opposite end a wide archway opens into the

## **KITCHEN/BREAKFAST ROOM**

fitted with a good range of shaker style units on all sides under a laminate worksurface with matching upstand including and incorporating a single drainer sink unit with mixer tap set below a window to the rear with integrated dish washer below. On one side is the Zanussi built-in stainless steel oven and grill with inset four ring hob and extractor fan over, whilst in one corner is an integrated fridge/freezer and a pull out larder cupboard. In the centre of the room there is an island unit providing further storage and breakfast seating area. The Kitchen is finished with an oak board floor, inset ceiling down lighting, 'Velux' window and further French doors overlooking and leading out to a timber decked seating area and garden beyond.

## **OUTSIDE**

From the country lane a gravel drive, parking and turning area allowing enough space for several cars gives access to the Front Door into the Entrance Hall. At the side of the drive there is a large garden which is mainly laid to lawn and bordered by mature trees and hedging creating a high degree of privacy and seclusion. At one end of the barn is a raised timber decked area which creates a lovely summer seating area and provides access into the Kitchen via the French Doors.

## **SERVICES (RENTAL)**

Mains electricity, mains water and private drainage (Septic tank). Oil Fired Boiler providing domestic hot water and servicing underfloor heating. Telephone connected subject to BT regulations. Satellite available via Sky. Basic broadband speed is 11 Mbps Superfast Broadband (provided by BT) is 900 Mbps. Mobile Phone coverage by O2, EE and Vodaphone although these should be independently verified by prospective purchasers.

## **VIEWING**

Strictly by appointment through the agent. Out of Hours Please Call 01769 580024 or E-Mail [enquiries@keenors.co.uk](mailto:enquiries@keenors.co.uk)

# Floor Plan

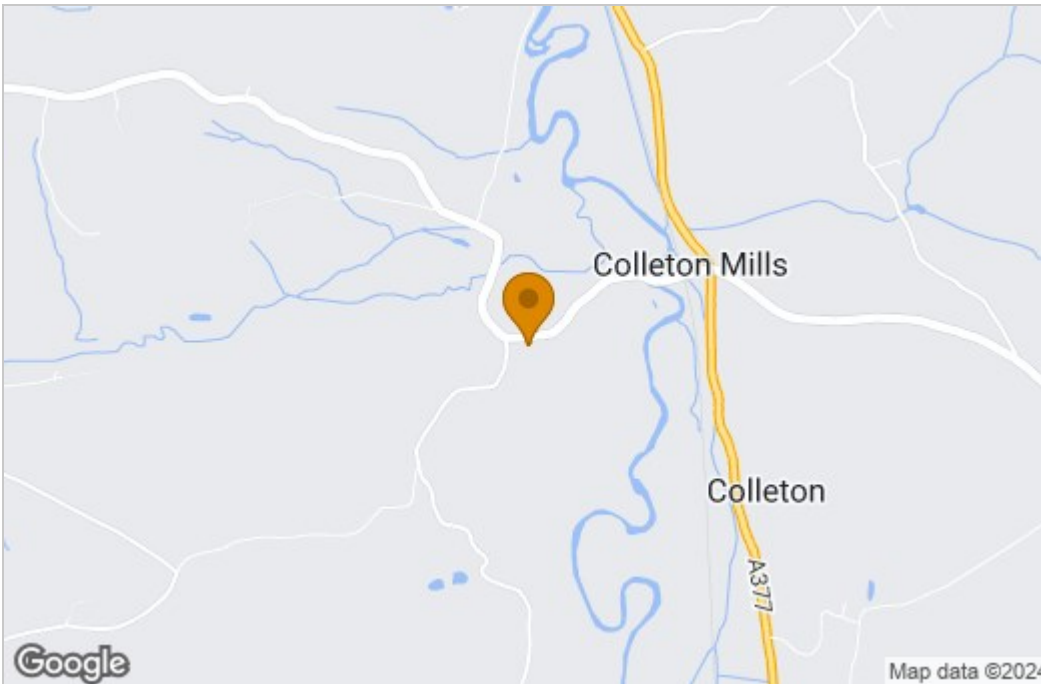


Total area: approx. 126.7 sq. metres (1363.5 sq. feet)

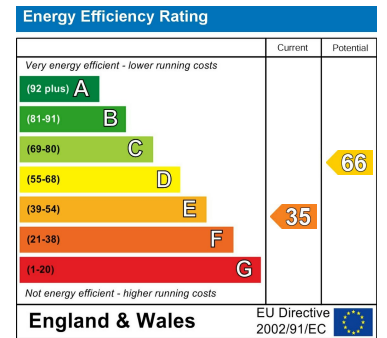
Produced by Energy Performance Services for Identification purposes only.  
Plan produced using PlanUp.

## The Stables

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.