



Luscombe
Luscombe Maye

Since 1873

Barton Leys, Berry Pomeroy

£450,000

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DESCRIPTION

Luscombe Maye is delighted to bring to market this beautifully presented three bedroom barn conversion. Chestnut barn comprises of a split level living space, including dual aspect living room, kitchen/dining space with downstairs WC. In brief, the first floor has three bedrooms, an en-suite shower room and a family Jack & Jill bathroom.

Enter the property into the spacious living room, with floor to ceiling windows giving plenty of light and French doors leading onto the patio. A few steps lead to the large kitchen/dining room. The kitchen is fully fitted with an integrated fridge-freezer, dishwasher, large gas freestanding oven and space for washing machine. The dining area offers space for a large table and chairs and French doors lead onto the patio to enjoy alfresco dining. There is also a downstairs WC and a useful storage cupboard. Engineered oak floors run throughout the ground floor.

The first floor benefits from vaulted ceilings and part exposed truss rafters throughout. The master bedroom includes a walk in wardrobe and en-suite shower room with roof window, washbasin and WC. The second bedroom features a walk in wardrobe and there is access to the Jack and Jill bathroom, which can also be entered via the landing. The third bedroom, currently used as an occasional bedroom/study, completes the accommodation.

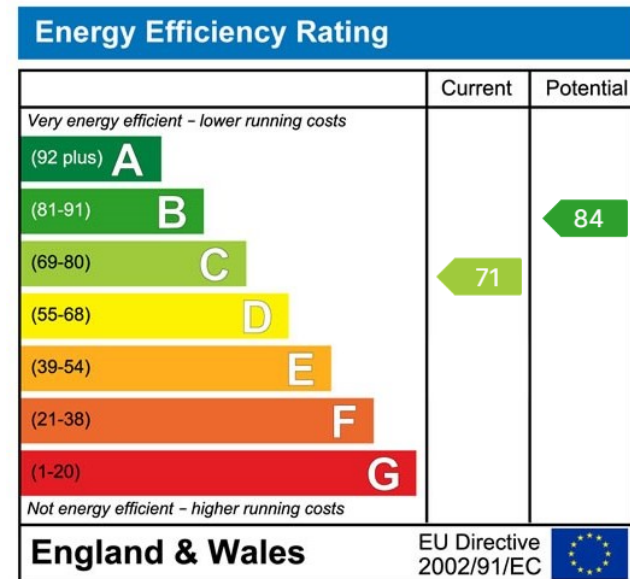
The property is heated by a zone controlled underfloor heating system run off a gas combination boiler, making for a very warm and efficient heating solution.

Outside to the front of the property is an area of patio for outdoor furniture and garden planters. To the rear is the south-east facing garden, with patio space to sit and enjoy the colourful array of flowers and shrubs, bordered by a stone wall, with bin storage area and gate to two parking spaces, with additional visitor parking available. There are communal gardens and storage areas within the development.





- Quality Barn Conversion
- Beautifully Presented Throughout
- Two Allocated Parking Spaces
- Character Property
- Communal Paddock And Grounds
- Three Bedrooms
- Private Garden
- Popular Village Location
- Two Bathrooms And Downstairs WC
- Visitor Parking



Important Notice: Luscombe Maye gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Luscombe Maye does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.



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