



Luscombe Maye  
Since 1873



# Barton Leys, Berry Pomeroy

£450,000

3 2 2





**DESCRIPTION** Luscombe Maye are delighted to bring to market this beautifully presented three bedroom barn conversion situated in the desirable complex, Barton Leys. On entering the property you are greeted with a dual aspect reception room with large windows framing the courtyard ahead and at present there is an electric fire as a focal point of the seating area. A door leads to the open plan kitchen/dining room comprising of integrated electric AGA with gas hob, dishwasher, washing machine, double drainer sink with views towards the garden and ample storage space surrounding. The kitchen can also accommodate a large family dining set with double height ceilings above. There is also a downstairs WC. There are oak doors and underfloor heating throughout the property. Ascending the stairs, the first floor has been tastefully designed with vaulted ceilings and part exposed roof trusses throughout and a landing overlooking the ground floor. The master bedroom is generous in size with built-in wardrobe space and benefits from a contemporary ensuite fitted with WC, hand basin and shower unit. The third bedroom offers itself as a light and airy single room or could be utilised as a home office and dressing room. A Jack and Jill bathroom comprising a free standing bath with shower, WC, hand basin with Velux window, services the second bedroom that is also complimented by vaulted ceilings, wall lights and ample storage space. The property enjoys a private patio area perfect for alfresco dining and socialising as well as a secluded landscaped garden with arbor and pond feature. The property benefits from two allocated parking spaces with additional visitor parking available. There are communal gardens and storage areas within the development.

**FURTHER INFORMATION** Verified material information - see QR code for further details.

**DIRECTIONS** From Totnes, take the A385 towards Paignton and Torquay. Leave the town and at True Street Corner, bear left for Berry Pomeroy. In the village, turn right at the mini roundabout. The entrance to Barton Leys is on the right.

What3Words - mimics.firmly.petulant





Illustration for identification purposes only, measurements are approximate, not to scale.

- No Forward Chain
- Quality Barn Conversion
- Private Garden
- Popular Village Location
- Three Bedrooms
- Beautifully Presented Throughout
- Two Allocated Parking Spaces
- Close to Local Amenities

