



RIDGEWAY LANE, COLYTON
GUIDE PRICE £699,000 FREEHOLD

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FINE & COUNTRY

BARNHAYNE

Ridgeway Lane, Colyton, Devon, EX24 6RP

A wonderful country home offering spacious light and characterful accommodation with outstanding rural views, all set in approximately 2.75 acres

- Spacious multiple aspect living room with wood burner
- Open plan dining room and stunning integrated kitchen
- Sun lounge/conservatory and large balcony
- Four bedrooms, master en-suite and luxury bathroom
- Oil central heating and sealed unit double glazing
- Large garage/workshop and parking for several vehicles
- Various stables, pole barn and former cow shed
- Exceptional panoramic countryside views
- Extensive landscaped gardens and paddocks
- Very private yet assessible location

DESCRIPTION

Barnhayne is situated in a private, secluded yet highly convenient location within easy access and walking distance to the popular market town of Colyton.

This stunning, characterful detached house has been tastefully extended in recent years and benefits from the comforts of oil central heating, UPVC double glazing and is arranged over two floors.

The accommodation briefly comprises a light and spacious reception hall with cloak lobby leading to the attractive, light bedrooms and luxury bathroom, including a split level master bedroom with dressing area and en-suite shower room. At first floor level is the impressive, multiple aspect living room with fitted wood burner, attractive conservatory/sun lounge leading to a large balcony with widespread countryside views, spacious open plan dining room, superbly fitted kitchen with solid beech work surfaces and a well fitted cloakroom.

The property has been described as 'God's pocket' due to the tranquil setting and peaceful have the property represents, ideal for those seeking a relaxed, informal lifestyle in glorious East Devon countryside.

OUTSIDE

Barnhayne is approached via a five bar gate to an extensive gravel driveway providing ample off road parking & leading to the large attached garage. The garaging with integral access from the main house and extending to approx 330ft squared, could subject to any necessary planning consents, be converted to form further accommodation or perhaps an annexe if required.

The property stands in stunning, landscaped surrounding gardens offering complete privacy and seclusion whilst being stocked with an array of specimen shrubs and plants. To the front of the property is a secluded, lawned garden enclosed by natural hedging and offering an array of interesting shrubs and trees.

The whole plot extends to approximately 2.75 acres including an extensive, grassed paddock in three areas from which there are exceptional countryside views.

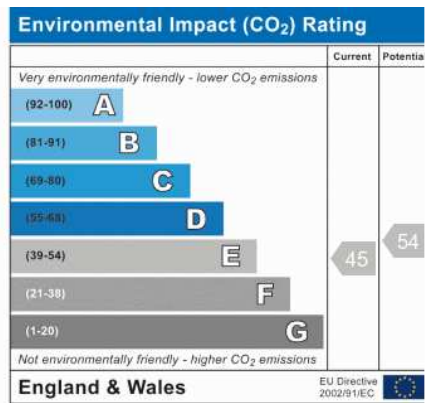
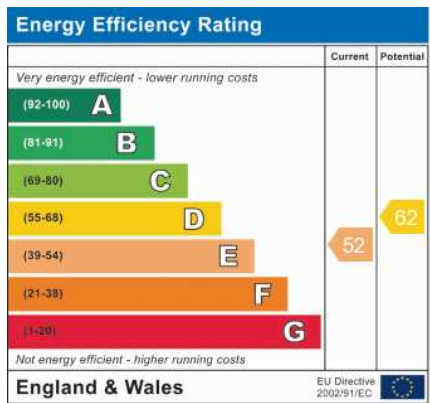
There is a detached pole barn at the head of the paddock which could perhaps be converted subject to any necessary planning consents.

There is also a variety of outbuildings, including three stables and a small adjoining stable tack room, a former cow shed also exits on the lower slopes of the paddock. Also within the garden are two water feature areas including a sunken oriental garden and a further raised pond with waterfall.





FLOOR PLANS & DIMENSIONS



Ground Floor:

| | |
|-----------------|----------------------------------|
| Reception Hall | 27'3" x 7'5" (8.31m x 2.26m) |
| Bedroom One | 14'6" x 11'2" (4.42m x 3.4m) |
| Dressing area | 9'0" max x 7'10" (2.74m x 2.39m) |
| Bedroom Two | 12'1" x 10'7" (3.68m x 3.23m) |
| Bedroom Three | 11'7" x 9'0" (3.53m x 2.74m) |
| Bedroom Four | 9'1" x 9'3" (2.77m x 2.82m) |
| Attached Garage | 19'2"x17'2" (5.85m x 5.25m) |

First Floor:

| | |
|--------------|------------------------------------|
| Dining room | 16'9" x 14'03" max (4.88m x 4.34m) |
| Living room | 17'3" x 13'5" (5.26m x 4.09m) |
| Conservatory | 12'3" x 10'7" (3.73m x 3.23m) |
| Kitchen | 13'8" x 11'03" (3.96m x 3.43m) |



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