



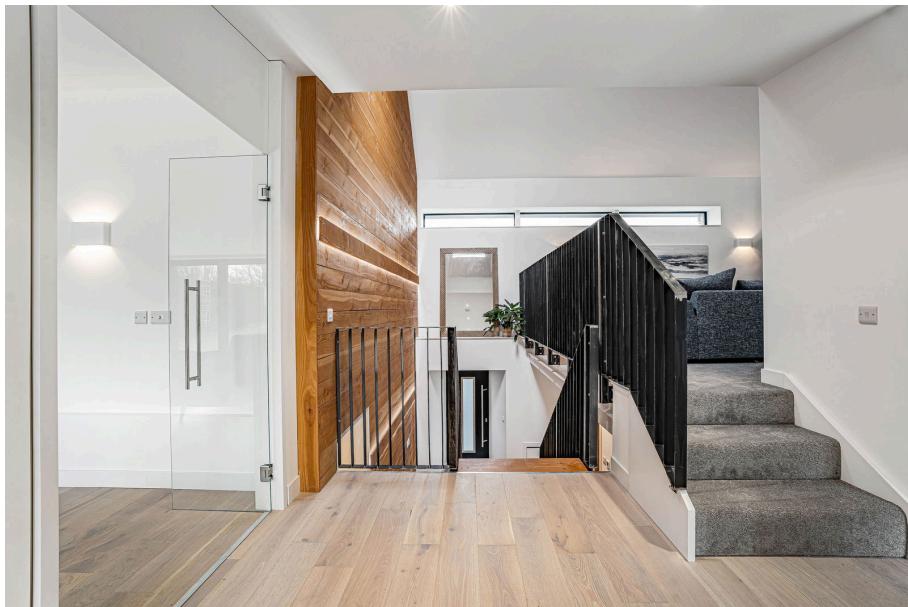
Luscombe Maye

Since 1873

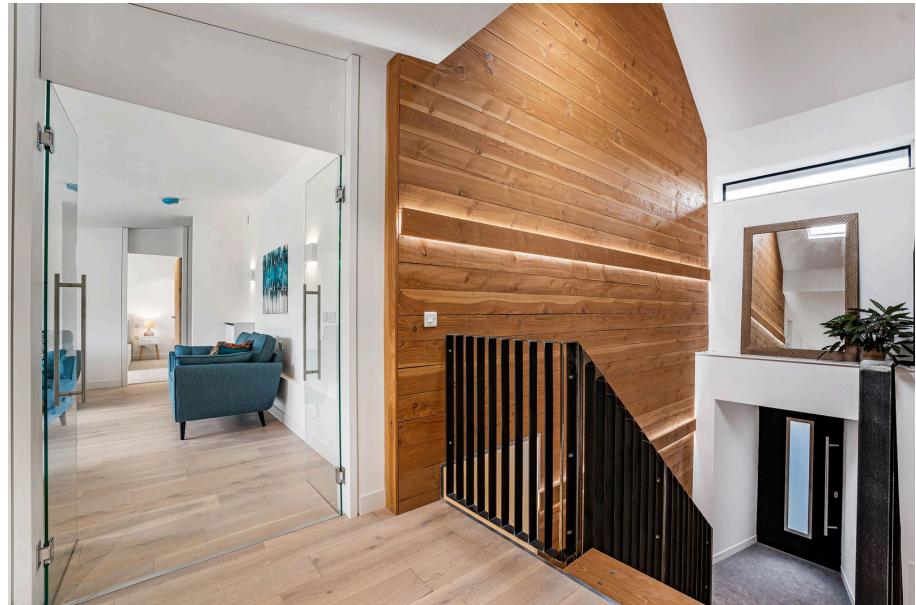
The Shippens, Lower Poole Barns, East Allington

Guide Price £1,100,000

 5  5  2



- Barn Conversion
- Countryside Views
- Indoor - Outdoor Living
- Driveway Parking
- Underfloor Heating Throughout
- Easy access to A38 and transport links
- Double Garage
- Great eco-credentials including air source heat pump & heat recovery unit





Approximate Gross Internal Area 3257 sq ft - 302 sq m
(Excluding Garage)

Lower Ground Floor Area 992 sq ft - 92 sq m

Ground Floor Area 2078 sq ft - 193 sq m

First Floor Area 187 sq ft - 17 sq m

Garage Area 333 sq ft - 31 sq m



| Barn Conversion | 5 Bedrooms | 5 Bathrooms | Countryside Views | Indoor - Outdoor Living | Double Garage | Driveway Parking | Underfloor heating throughout |

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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