



Feast Or Famine



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Garlandhayes Farm, Westcott, EX15 1SB

M5 Junction 28/ Cullompton 4 Miles | Exeter 9 Miles | Tiverton Parkway Station 9 Miles

A beautifully presented barn conversion offering spacious accommodation and a south-facing garden with outstanding views across surrounding fields.

- Recently Modernised Home with Characterful Features
- Spacious Garden Room with Bi-Fold Doors
- Superb Views
- Beautiful South-Facing Rear Garden
- Bespoke Kitchen & Breakfast Bar
- Sitting Room with Wood Burner
- Three/Four Bedrooms
- Rural yet Accessible to Amenities
- Council Tax Band E
- Freehold

Guide Price £500,000

DESCRIPTION

Feast or Famine is a stylish three-bedroom home enjoying a peaceful rural setting with a fantastic outlook over open fields. The spacious and well-presented accommodation includes a modern kitchen, dining room, generous sitting room and a striking garden room extension, while upstairs offers three bedrooms, an en suite and family bathroom. Outside, the south facing rear garden offers a brick paved terrace and lawned garden beyond, whilst also benefiting from off-road parking. The property is orientated to the rear to make the most of the stunning views, all within easy reach of Cullompton and excellent transport links.

SERVICES

Mains electricity and water. Shared private drainage via Klargester Treatment system. Oil Fired Central Heating.

Ofcom predicted broadband services – Standard available.

Ofcom predicted mobile coverage for voice and data: Internally (variable) - EE, O2, Three and Vodafone. Externally - EE, O2, Three and Vodafone.

Local Authority: Mid Devon District Council.

MANAGEMENT INFORMATION

Management Company: Garlandhayes Barnyard Management Company

2025 Annual Service Charge: £300

Covering: Maintenance of communal areas/parking and shared drainage system.

DIRECTIONS

From the M5 Junction 28, proceed through Cullompton heading south on Exeter Road/ B3181. After 1.5 miles, at the Merry Harriers pub, turn left signposted Langford/ Clyst Hydon and take the next right turn onto Winham Lane. After a short distance turn left turn onto Cornerways and continue for 350 yards, where the driveway will appear on the left-hand side. Continue past the visitor parking area, where the driveway and off-road parking can be found on the right-hand side with double gates leading to the rear garden.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	70
(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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