

**SAMPLE
MILLS**



**Gale
Bickington
Devon**

£635,000
FREEHOLD





Gale, Bickington, Devon

£635,000 freehold

This charming 4 bedroom converted barn is situated in the hamlet of Gale, close to the village of Bickington, with its countryside walks nearby and the A38 providing links to Newton Abbot, Exeter, and Plymouth. It is well placed for those who value both outdoor space and convenient travel connections.

The property is well-presented throughout and has solid Oak flooring on the ground floor and engineered Oak on the first floor, together with all radiators having digital control thermostats from Honeywell Home, where they can be turned on separately and individually from a computer system.

The accommodation internally comprises entrance hallway leading to large lounge/dining room with wood burner and access to the garden, top of the range Wren kitchen with built-in appliances and Quartz worktops, utility area, cloakroom and two downstairs bedrooms. Upstairs, there are two further bedrooms, master with en-suite shower room plus there is a family bathroom.

Other benefits include double glazing, LPG central heating, a garage with electric door and electric car charger, off road parking for several cars, electric gates and lovely gardens backing onto farmland and open countryside.

Viewing is strongly recommended.



GROUND FLOOR

Part double glazed door opening through to:

Entrance Hall

Solid Oak floor. Staircase with glass panel bannister rising to first floor. uPVC double glazed window to front. Control panel for the Honeywell Home individual radiator thermostat control. Tiled ornamental recess. Double panelled radiator with digital individual control thermostat from Honeywell Home, where they can be turned on separately and individually from a computer system. Built-in cloaks cupboard with electric light, fuse board and security alarm system. Electric light.

Cloakroom

Low level w/c. Inset wash-hand basin with mixer taps. Heated towel rail. uPVC double glazed window. Extractor fan.

Glazed door opening through to:

Lounge – 7.54m x 6.65m (24'9" max x 21'10" max")

Wood burner set within a recessed fireplace on slate hearth with exposed beam over and inset lighting. Solid Oak floor. Three radiators with digital individual control thermostat. TV point. uPVC double glazed windows to three aspects overlooking the side and rear garden. Double glazed Velux skylight affording natural light. Exposed beamed ceiling. Opening through to:

Dining Area – 4.09m x 2.82m (13'5" x 9'3")

Solid Oak flooring. Double panelled radiator with digital individual control thermostat. Exposed stone wall. Skylight affording natural light. Ornamental recess. Double glazed window. Double glazed double doors providing access to the rear garden.

Kitchen/Breakfast Room – 5.11m x 4.42m (16'9" x 14'6")

When kitchen which is a shaker infinity plus top of the range which was fitted in 2021. Inset stainless steel sink unit with integrated drainer. Comprehensive range of fitted matching wall and base units some of which are glass fronted. Radiator with digital individual control thermostat. Quartz worktop surface areas incorporating splashbacks. Built-in 5 ring AEG induction hob with extractor hood above and conventional microwave oven with pull out warming plate below. Two further integrated ovens. Integrated dishwasher. Pull out larder. Solid Oak flooring. Two integrated fridges. uPVC double glazed windows to two aspects overlooking the side. Two inset spotlights and downlights. Opening through to:

Utility Area – 3.45m x 1.88m (11'4" x 6'2")

Tall radiators with digital individual control thermostat. Solid Oak flooring. Cupboard housing plumbing for washing machine. Space for tumble dryer. Space for fridge freezer. Boiler for hot water and LPG central heating system. uPVC double glazed window to side. Double glazed stable style door leading to outside.

Inner Hall

Bedroom 3 – 3.96m x 2.44m (13'1" x 8'1")

Single panelled radiator with digital individual control thermostat. Solid Oak flooring. Fitted shelved wardrobe. uPVC double glazed windows to two aspects looking over the front.

Bedroom 4 – 2.51m x 2.21m (7'3" x 8'3" max)

Solid Oak flooring. Single panelled radiator with digital individual control thermostat. Panelling to shelving to one wall. uPVC double glazed window overlooking the dining area.

FIRST FLOOR

Landing

Hatch to the roof space. Engineered Oak flooring. Walk-in linen cupboard.

Bedroom 1 – 5.28m x 4.01m (17'4" x 13'2")

Two radiators with digital individual control thermostat. Double glazed window overlooking the rear and enjoying views over the farm and countryside. Double glazed Velux window. Two built-in wardrobes. Engineered Oak flooring. Exposed beam. Door to:

En-Suite

Tiled shower cubicle with fitted shower. Inset wash-hand basin with vanity mirror with sensor for lighting above and cupboard space below. Low level w/c. Japanese toilet/bidet with self-cleansing facilities. Heated towel rail. Double glazed Velux window.

Bedroom 2 – 5.36m x 4.04m (17'7" x 13'3")

Double built-in wardrobe. Engineered Oak flooring. Double panelled radiator with digital individual control thermostat. uPVC double glazed window. Additional double glazed Velux window. Exposed beam. Inset spotlights.

Bathroom

Claw leg bath with mixer taps. Inset wash-hand basin with tiled splashback. Low level w/c. Heated towel rail. Engineered Oak flooring. Double glazed Velux window. Exposed beam. Inset spotlights. Extractor. Illuminated mirror over the wash-hand basin.

OUTSIDE

To the front of the property, is a small area laid to gravel.

To the rear of the property, there is an area which is laid to slatted patios where there is a log store, and onto a raised patio area, leading from the lounge, onto a garden predominately laid to lawn, gently sloping with dividing steps and surrounding borders consisting of various flowering shrubs, trees, plants and bushes extremely well laid out and fenced in and a further patio area to the end, all backing onto farmland and open countryside. In addition, there is outside lighting and a garage with electric door, electric car charger and electric gates, plus off road parking for several cars.

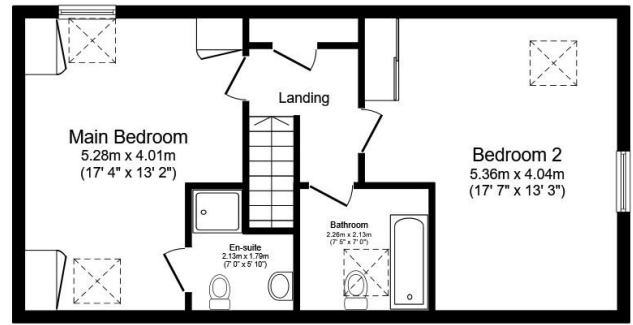
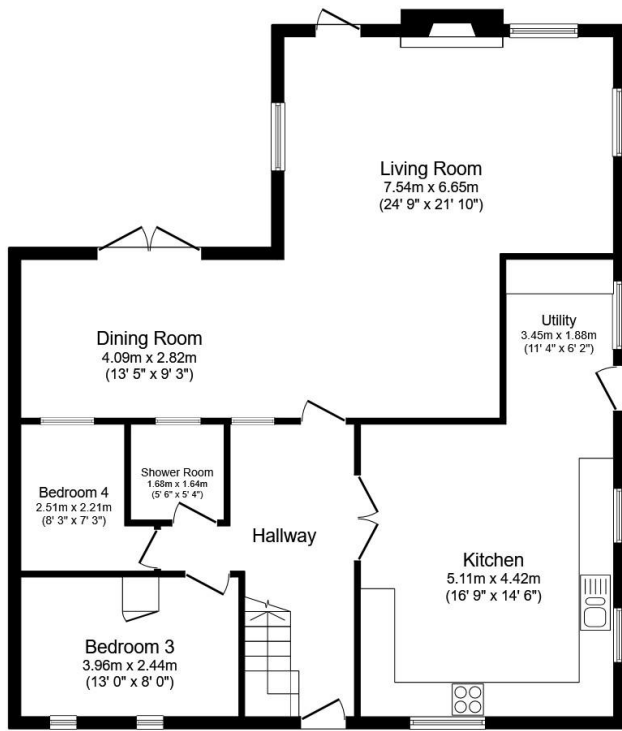
AGENT'S NOTE

Council Tax Band: 'E'

EPC Rating: 'E'

Long Term Flood Risk: Very Low





Ground Floor

First Floor

Total floor area: 157.7 sq.m. (1,697 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		60 D
39-54	E	49 E	
21-38	F		
1-20	G		

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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