STAGS



# Upper Barton

Upper Barton, Canonsleigh, Burlescombe, Tiverton, Devon, EX16 7JF







M5(J27)/Tiverton Parkway 4 miles | Wellington 6 miles | Tiverton 10 miles | Taunton 12 miles

## A three bedroom barn conversion set in an acre, situated within a quiet hamlet.

- Three Bedrooms
- Master En Suite & Family Bathroom
- Kitchen/Dining Room
- Sitting Room
- Double Garage & Double Carport
- Ample Parking
- One Acre Paddock
- No Onward Chain
- Council Tax D
- Freehold

## Guide Price £490,000

### SITUATION
Located approximately half a mile north of Burlescombe, Canonsleigh is a historic hamlet, on the Devon/Somerset border and within the Uffculme school catchment area . Burlescombe offers a primary school and church and also benefits from lovely walks along the tow path to the canal. The M5 motorway is readily accessible at junction 27 approximately 3.5 miles from the property together with access to Tiverton Parkway railway station situated alongside providing a main line rail link to London Paddington. Wellington is within 7 miles where an excellent selection of shopping, recreational and scholastic facilities can be found.

### DESCRIPTION
Upper Barton is an individual barn conversion of considerable character and charm, showcasing a wealth of period features including exposed stonework and timber beams throughout. The spacious accommodation comprises three bedrooms, including a principal bedroom with en suite facilities, together with a family bathroom. The ground floor offers a generous sitting room and a well-proportioned kitchen/dining room, ideal for modern family living. Outside, the property benefits from a range of useful outbuildings and ample parking for numerous vehicles. An adjoining paddock enjoys attractive rural views, with the whole property extending to approximately one acre. No Onward Chain.

### ACCOMMODATION
Entrance Porch with front door into the kitchen/diner with dual aspect. Fully fitted with a matching range of wood fronted wall, base and drawer base units with continuous work surfaces over incorporating a stainless steel sink unit. Integrated electric hob with extractor over, integrated dishwasher, electric double oven, space and plumbing for washing machine and space for fridge/freezer. With space at one end for a table and chairs. From here, a door leads into the wet room with shower cubicle with electric shower, wash hand basin and close coupled WC. Sitting room is a spacious light reception room with front aspect through the picture windows and original beams. Central fireplace with wood beam over with inset wood burner, doors lead to the front and rear. From here, stairs to the first floor.

First floor landing with exposed stone work and airing cupboard. There are three bedrooms with the benefit of the master having an en-suite shower room with tiled shower cubicle with electric shower, wash hand basin and close coupled WC. Family bathroom with tiled matching suite comprising bath, wash basin set within vanity unit, WC and heated towel rail.

### OUTSIDE
Paved drive, with parking for numerous vehicles. The neighbouring property has a right of way across a small part of the driveway to access their property. Adjacent to the drive, there is a good sized levelled lawn area with a raised stone wall border. A pathway leads to the adjoining paddock, which is gently sloping and extends to around one acre.

The property has a number of outbuildings, including a double car port, log store and wooden tractor shed. There is a double garage with roller door and the added benefit of power, light, water and drainage. There is a wooden outbuilding with inspection pit, full power and light.

### SERVICES
Mains drainage, electricity, water. Oil-fired central heating. Flood risk from surface water is high. This property has the benefit of superfast broadband(Ofcom). Mobile coverage is good outdoor with EE, good outdoor, variable in-home with O2 and Vodafone and variable outdoor with Three (Ofcom).

### VIEWINGS
Strictly by appointment with the vendor's selling agent, Stags Wellington Office.

### DIRECTIONS
From junction 27 of the M5 motorway take the A38 towards Wellington and having passed over the M5 take the next turning left signposted Burlescombe. Continue through the village towards Westleigh passing over the canal and shortly afterwards over a small bridge taking the next driveway on the right hand side and immediately turning left, where Upper Barton will be found towards the end.



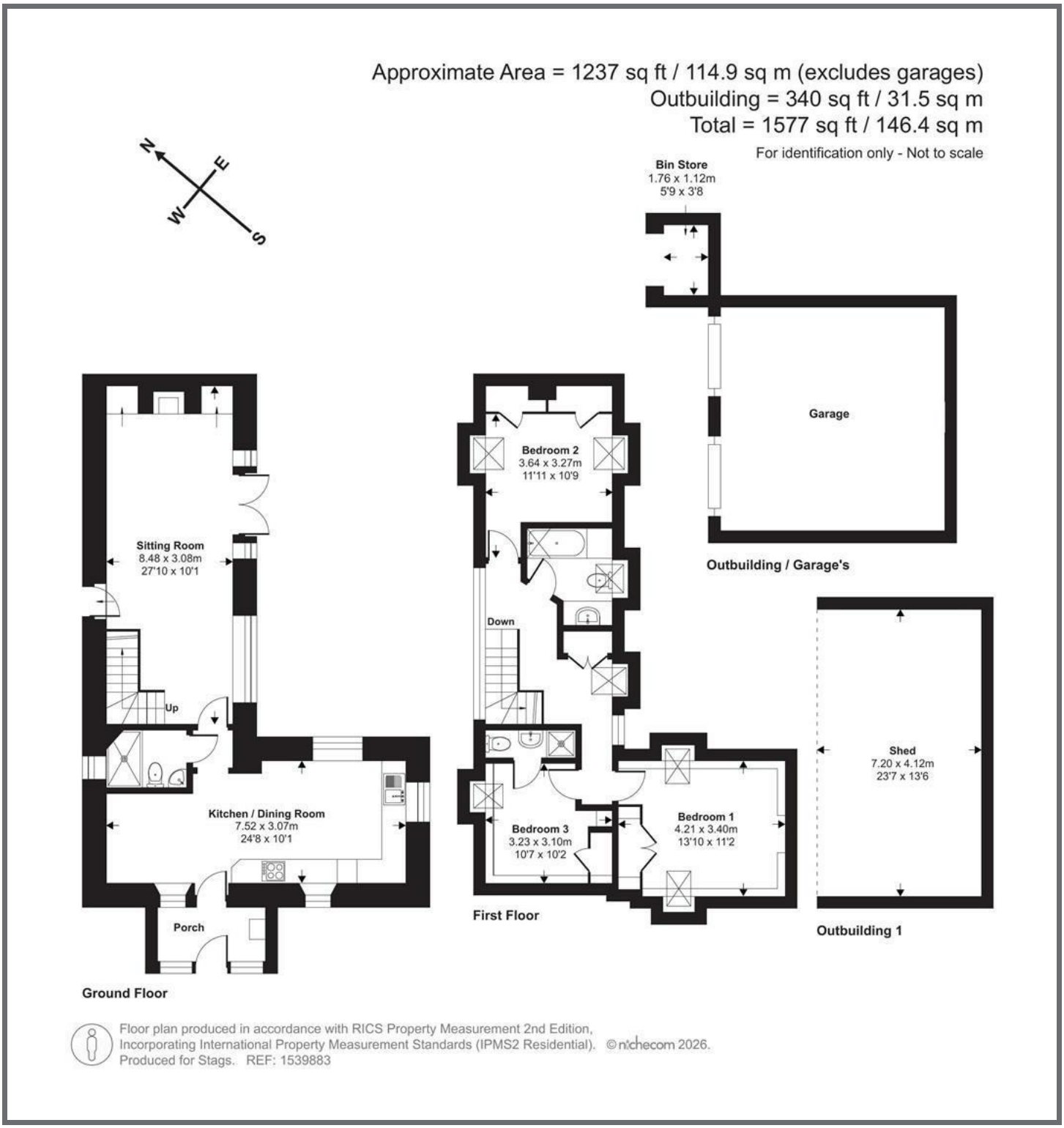




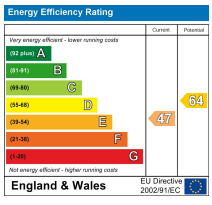




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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried 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.




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