



The Old Granary



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Bradfield, Willand, Cullompton, EX15 2RB

A well presented character period home with separate 'home office' barn conversion, situated in an accessible country location just 2 miles from Cullompton and Junction 28 of the M5 and 5 miles from Tiverton Parkway station.

- Well presented character home
- Large kitchen/dining room
- Separate 'home office' barn
- Off road parking
- Council Tax Band E
- 3 double bedrooms, 2 bathrooms
- 2 Reception rooms
- Cullompton/M5 J28 2 miles
- M5 J27/Tiverton Parkway Station 5 miles
- Freehold

Guide Price £500,000

DESCRIPTION

This spacious character home, originally converted from a former barn is beautifully presented and provides spacious rooms along with a delightful garden, ample off road parking and excellent country views. A separate converted barn provides a large home office space finished to a high standard with exposed roof beams and woodburning stove. Adjoining this is a large store room with further workshop/store.

The accommodation is well laid out with a spacious reception hall leading to a sitting room and dining room on either side of the hall. To the rear is an I-shaped kitchen/breakfast room giving access to a utility and boot room. On the first floor are 3 bedrooms with the master having an ensuite bathroom with the other 2 bedrooms served by a family bathroom.

Outside, to the front is a paved patio leading onto a gravelled parking and turning area for several cars. An enclosed garden lies to the rear with an initial seating and entertaining space, leading onto lawns with kitchen garden space and a shed at the end.

SERVICES

Mains Electric and Water, shared private drainage.
Electric heating and woodburning stove.
Solar PV panels
Local authority: Mid Devon District Council

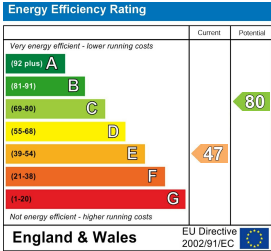
DIRECTIONS

From Cullompton at the M5 junction 28 take A373 towards Honiton, turning immediately left sign posted Bradfield/Croyle. Follow this road for approx. 1.4 miles and turn left sign posted Willand/Tiverton. Follow this road for 0.4 miles and the entrance can be found on the right before the sharp right bend.



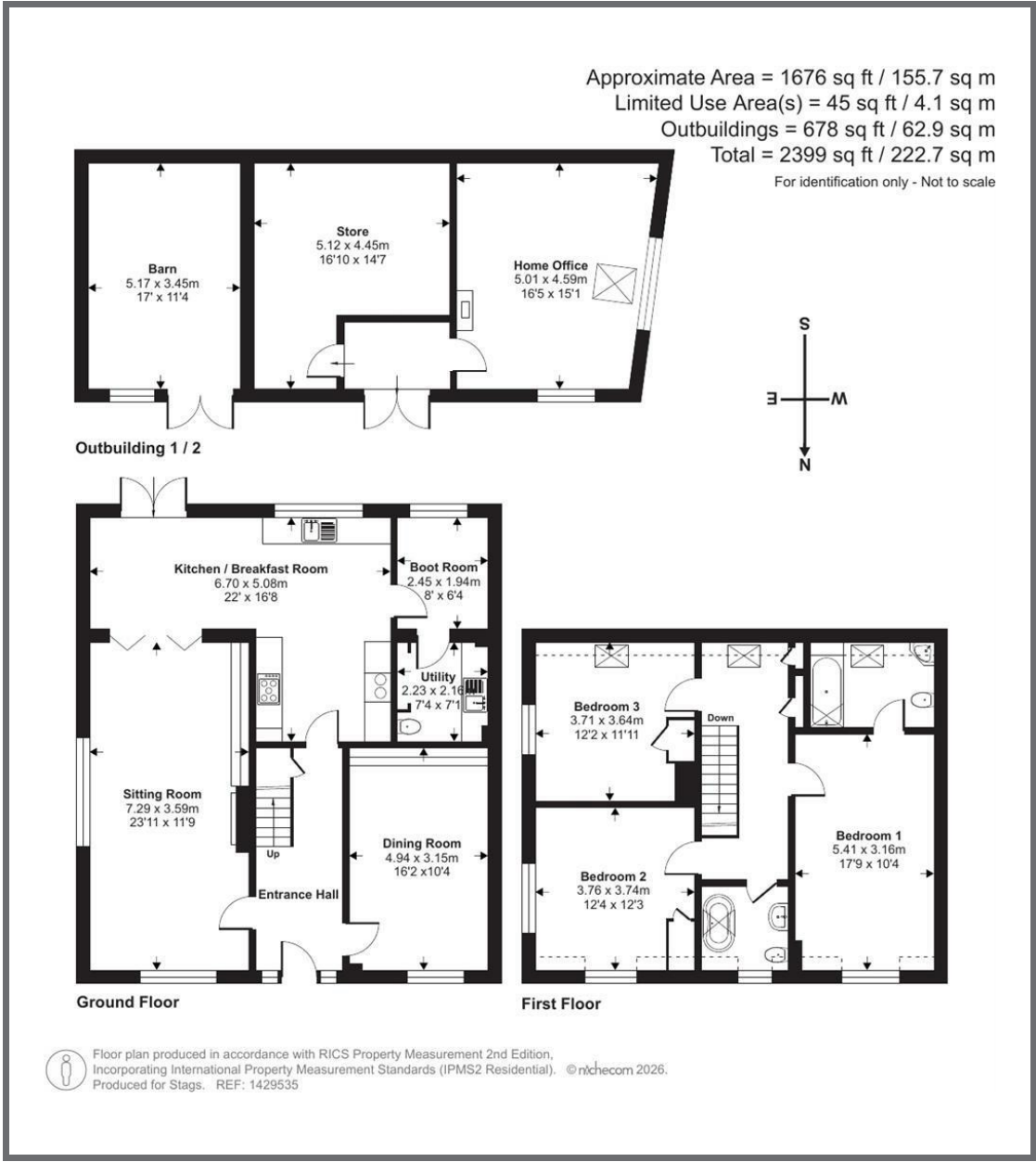


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