



# HOPKINS & DAINTY

ESTATE AGENTS



, Tiverton, EX16 8EA

**£1,950 Per month**

This immaculately presented property is available from May and is offered unfurnished. Occupying an enviable rural location on the edge of Exmoor, surrounded by the beautiful Devon countryside, finds 'The Threshing Barn' a simply stunning barn conversion retaining huge amounts of character yet offering all the modern day comforts with an exceptionally high finish both inside and out. The property has to offer: Open plan kitchen/dining room and lounge having high vaulted ceiling with exposed timber trusses, three bedrooms, an en-suite shower room to bedroom one plus a family bathroom to service bedrooms two and three. Outside the property affords a beautiful open vista with a landscaped garden to the rear and off road parking to the front. The Threshing Barn is an absolute delight and has to be seen to truly appreciate the location and quality of accommodation this property has to offer. If you would like to see this home for yourself, feel free to let us know when you are available, by e-mail or phone. We are open 7 days a week. This property will be very popular so an early enquiry is highly recommended.

### **Open plan kitchen/dining room/lounge 24'1" x 16'2" (7.35 x 4.94)**

Fitted with a range of matching wall and base units, Quartz working surfaces, inset double Belfast sink and drainer, fitted Range gas cooker, integrated dishwasher, appliance space for fridge/freezer, stand alone kitchen island, feature vaulted ceiling with exposed trusses, stairs to the first floor, windows to the front and rear, double opening doors to the rear, fitted log burner, feature part exposed stone wall, limestone flooring to the kitchen area, carpeting to the lounge area, underfloor heating throughout, steps down to:

#### **Rear hallway**

With limestone flooring continued from the kitchen area, underfloor heating, built in storage cupboard, door to:

#### **Utility room 9'9" x 6'2" (2.98 x 1.88)**

Fitted with a range of fitted base cupboards with Quartz working surface over, inset sink unit with drainer, underfloor heating, limestone flooring, door to the rear.

#### **Bedroom Three 11'9" (to back of cupboards) x 9'9" (3.59 (to back of cupboards) x 2.99)**

With built in storage cupboards, window to the rear, spotlights to the ceiling, underfloor heating.

#### **Bathroom**

Fitted with W.C., 'P' shaped bath with shower over, vanity unit with inset wash hand basin, built in wall cupboard, limestone flooring, heated towel rail, window to the front, spotlights to the ceiling, underfloor heating.

#### **The first floor**

With feature window seat and window to the front, exposed beam, door to:

#### **Bedroom One 11'3" x 9'10" (3.44 x 3.00)**

With exposed trusses, window to the rear, radiator, access to the loft.

#### **En-suite shower room**

Fitted with a shower cubicle. W.C., vanity unit with inset wash hand basin, heated towel rail, Velux window.

#### **Bedroom Two 9'10" x 6'11" (3.01 x 2.11)**

With window to the rear, exposed beam to ceiling, radiator.

### **Outside**

The property sits on a good sized plot with a gravelled frontage providing ample off road parking and a generous log and bin store. To the rear, the generous garden has lawn, gravelled area, planted borders, a large slate patio and large garden storage shed.

#### **Important note to buyers**

Under the Estate Agents Act 1979 potential buyers are informed that the property owners are related to an employee of Hopkins & Dainty Estate Agents.

#### **Draft Sales Details**

These sales details have been submitted to our clients and are awaiting approval by them - they are distributed on this basis and are subject to change.

#### **Important Information**

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

# Floor Plan

## Ground Floor

Approx. 67.7 sq. metres (728.4 sq. feet)



## First Floor

Approx. 28.0 sq. metres (301.1 sq. feet)



Total area: approx. 95.6 sq. metres (1029.5 sq. feet)

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Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			73
(55-68) D			
(39-54) E		39	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.