



West Barn, Norcombe Farm, Salcombe Regis

Guide Price £399,950

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This delightful property, which was converted in the mid 1990's, forms part of a select courtyard development within the heart of this sought after East Devon village.

The property is presented in excellent order with many charming character features including attractive stone elevations. The accommodation is superbly proportioned throughout briefly comprising; entrance hall with stable style front door and a dual aspect living/dining room with interesting views across the village, and a feature fireplace with woodburning stove. The kitchen/breakfast room, also dual aspect, has a good range of wood fronted base and wall units and offers comfortable rooms for a table and chairs.

The ground floor also offers a utility room/cloakroom located next to the entrance hall and a large boarded loft area with pull down ladder.

Two spacious double bedrooms are positioned on the lower ground floor, both offering a good range of fitted storage. There is also a luxurious shower room which has recently been modernised to a high standard, and a landing area with a fitted bookcase.

The property is approached over a shared courtyard with two allocated parking spaces to the front. The courtyard gardens are incredibly low maintenance, which offer an excellent space for sitting out and alfresco dining. There is also a useful garden shed, log store and outside tap.

Salcombe Regis is a beautiful village which lies 2 miles west of the regency town of Sidmouth. The village itself is approximately $\frac{3}{4}$ of a mile to the coast with a selection of incredible walking routes and countryside within close reach.

VIEWING By prior appointment with Redferns 01404 814306

SERVICES We understand all mains services are connected except gas.

OUTGOINGS Council Tax Band D

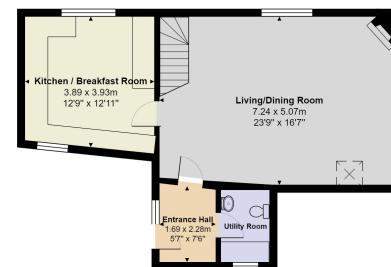
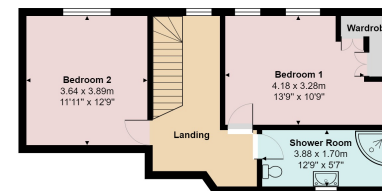
TENURE Freehold

AGENTS NOTE Data protection act of 2017. We are now required to obtain proof of ID and proof of residence for any prospective purchaser before formally agreeing a sale. Photographic identification such as passport or driving licence, proof of residence, utility bill, council tax or official Inland Revenue correspondence.





- Entrance Hall
- Living/Dining Room
- Kitchen/Breakfast Room
- Utility Room/Cloakroom
- Two Double Bedrooms
- Luxurious Shower Room
- Low maintenance Courtyard
- Off Road Parking for Two Vehicles
- Peaceful Village Position
- EPC - TBC



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