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.

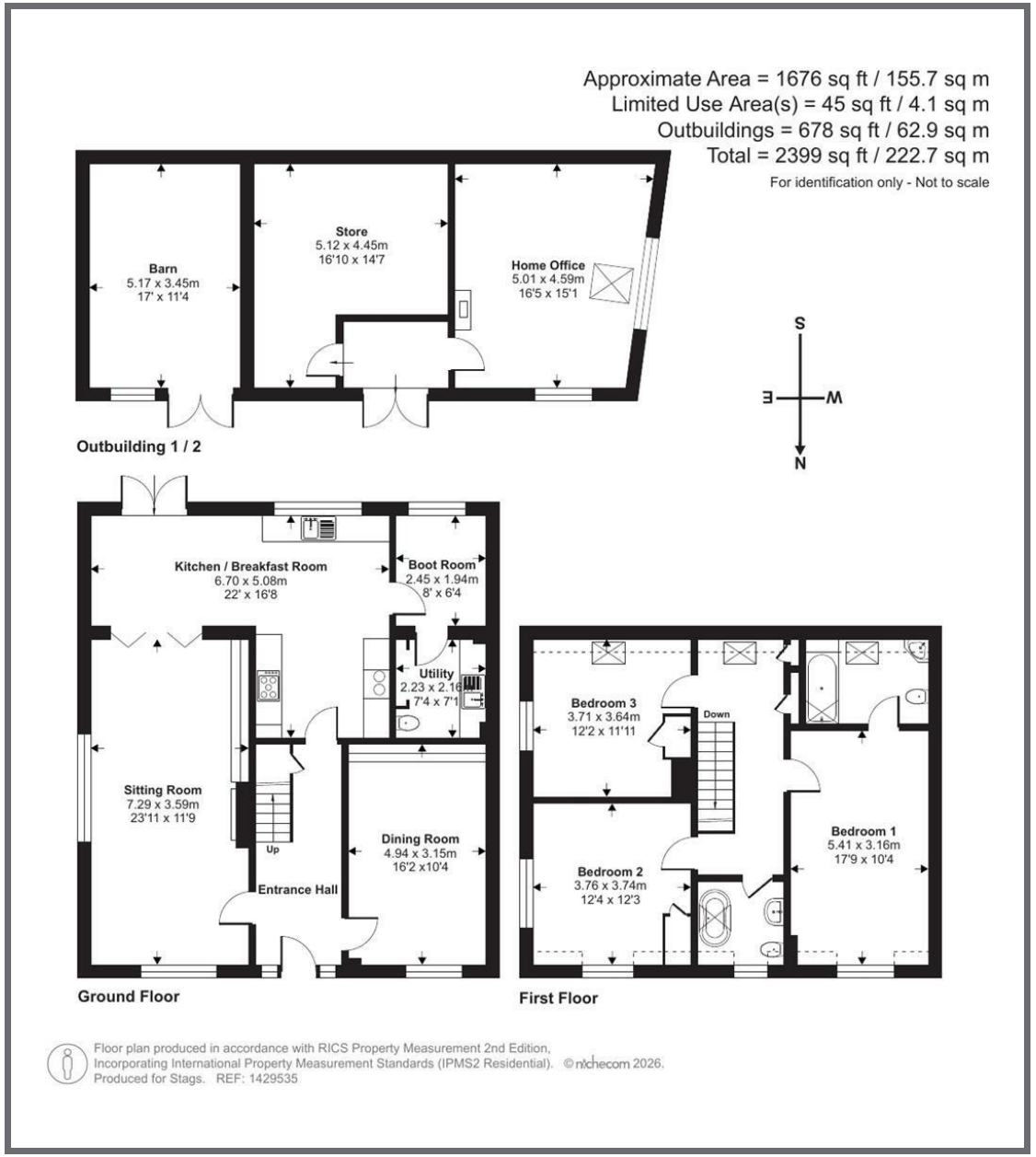
The accommodation is well laid out with a spacious reception hall leading to a sitting room and dining room on either side of the hall. To the rear is an l-shaped kitchen/breakfast room giving access to a utility and boot room. On the first floor are 3 bedrooms with the master having an ensuite bathroom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

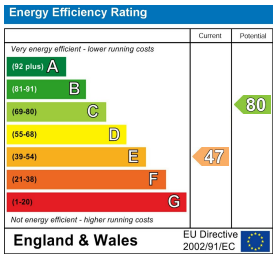
Outside, to the front is a paved patio leading onto a gravelled parking and turning area for several cars. An enclosed garden lies to the rear with an initial seating and entertaining space, leading onto lawns with kitchen garden space and a shed at the end.

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.

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.





19 Bampton Street, Tiverton,
Devon, EX16 6AA

tiverton@stags.co.uk

01884 235705