



Stable Barn , Tiverton, Devon EX16 4PT
Asking Price £325,000

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Description
Seldom do we have the opportunity of offering such a gloriously located yet accessible Grade II listed property, created from the former stable block of Collipriest House. The intriguing accommodation is warmed by gas-fired central heating and is ideally suited to the family, whilst the adjoining self contained annexe makes the whole ideal for dual occupation. An additional feature is the delightful grounds and double car port.

Entrance Hall - Stairs to first floor. Understairs storage cupboard. Built-in double storage cupboard. Radiator. Window to side.

Bedroom 1 - Window to side. Built-in wardrobes and dressing table with matching bedside cabinets. Further storage cupboards. Radiator.

Bedroom 2 - Dual aspect with windows to front and side. Radiator.

Bedroom 3 - Window to side. Radiator.

Bedroom 4 - Window to rear. Radiator. Radiator. Door to:

Dressing Room - Window to front. Stairs to annexe. Radiator.

Bathroom - A white suite comprising corner bath, pedestal wash hand basin, low level WC, shower cubicle, towel rail, tiled splashbacks, extractor. Electric underfloor heating. Double glazed window to side.

First Floor Landing - Hatch to loft. Double glazed doors.

Open Plan Sitting Room - A bright and airy room with vaulted ceiling with exposed beams. Fireplace with log burner and exposed stonework. Built-in storage cupboard. Windows to both sides with views over the River Exe. Glazed door to Juliet balcony. Double glazed double doors to outside.

Dining Area - Window to rear. Radiator. Exposed stonework. Door to:

Kitchen - Wall and base units with laminate work surfaces, breakfast bar. Built-in double oven and hob. Tiled splashbacks. Plumbing for dishwasher. Single drainer 1½ bowl stainless steel sink unit. Window to side. Built-in fridge freezer. Spotlights. Door to:

Utility - Wall and base units with laminate work surfaces. Wall mounted boiler. Plumbing for washing machine. Tiled splashbacks. Window.

Annexe - Part glazed front door to entrance lobby, with glazed door to KITCHEN with wall and base units with laminate work surfaces. Space for cooker. Plumbing for washing machine. Single drainer single bowl stainless steel sink unit. Tiled splashbacks. Window to front. Arch into SITTING ROOM with Velux window, exposed stonework, two radiators and storage cupboard. BATHROOM comprising panelled bath, low level WC, wash hand basin, radiator, window, tiled splashbacks. Door to BEDROOM which is irregular in shape, and split level providing two sleeping areas. It has exposed timbers and exposed stonework. Ladder style access to to first floor with galleried sleeping area. Window to rear and further window to side.

Outside - The property is approached over a shared driveway leading past Collipriest House to the property's private parking area, and double carport. The wonderful grounds are a fine feature of the property and are located either side of the drive, with bank on one side with established plants and enclosed courtyard, with iron gates giving a delightful seating area. On the opposite side is an area of lawn with mature shrubs and plants, and a pretty babbling brook which winds its way past the property. The grounds offer an extensive range of habitats and wildlife.

Tiverton
Tiverton is a market town in Mid Devon with a wide range of amenities, with a range of shops, recreational and educational facilities, as well as superb travel links to Exeter and Taunton via the North Devon link road, the M5 accessible from here via junction 27.

Sales enquiries
If you have any enquiries, please do not hesitate to contact the office on 01884 257997 or email us at sales@weldenedwards.co.uk.

Disclaimer
Whilst every attempt has been made to ensure our sales particulars are accurate and reliable, they are only a general guide to the property, and accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to clarify the position for you.

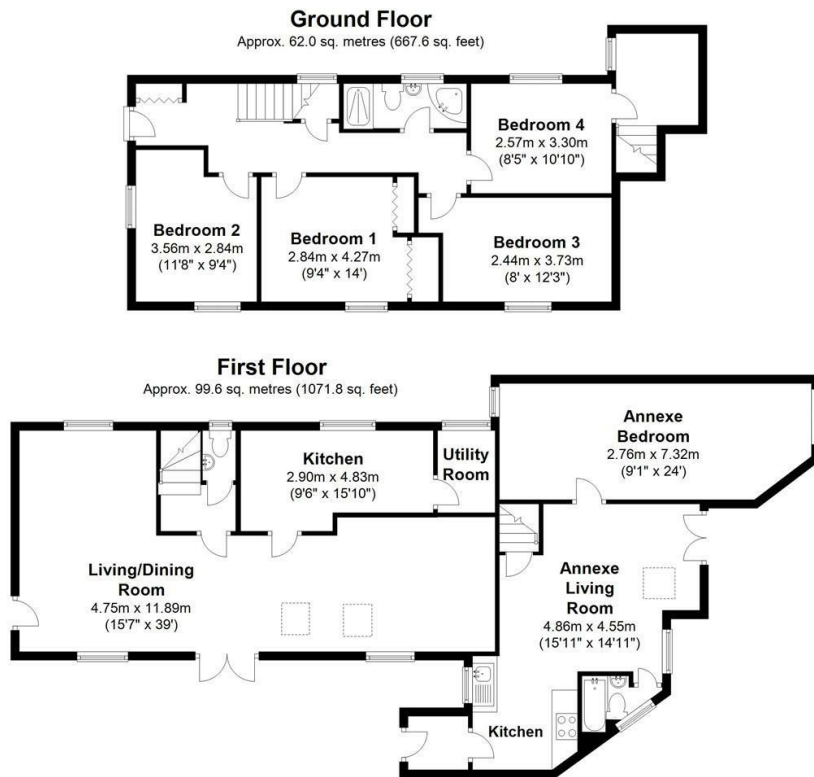


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales		EU Directive 2002/91/EC





This plan is for guidance only and not to be relied upon. Measurements are approximate.
Plan produced using PlanUp.



