



The Linay,



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Shillingford Abbot, Exeter, EX2 9QH

Located on the edge of Exeter in a charming semi-rural location a 3 bedroom barn conversion in need of renovation with a lovely garden and ample off road parking.

- Barn conversion for upgrading
- Lovely views over countryside
- No onward chain
- Not currently mortgageable as services/kitchen removed
- Council tax band - B
- Spacious adaptable accommodation of 1745 sq ft
- Good sized garden and off road parking
- Stone outbuilding with original barn door
- 3 miles outside Exeter
- Freehold

Offers In Excess Of £250,000

## SITUATION

The Linay is part of a collection of converted barns set in a beautiful rural setting located in the attractive hamlet of Shillingford Abbot. The property is within 3 miles of the City, with an excellent range of shopping, dining, theatre, recreational, cultural and educational facilities including a good range of private and state schooling. Exeter has mainline railway stations on the London Paddington and Waterloo lines. Alphington village is nearby with local shops, primary school and church, as is a Sainsburys supermarket, and there is good access via the A38 to the M5 and A30 roadways.



## DESCRIPTION

The Linay is a spacious end-terrace barn conversion, part of Pengelley's Farm, a collection of barn conversions overlooking neighbouring fields. Although converted many years ago, the property has recently been prepared for a full renovation and offers a potential buyer a fantastic opportunity to purchase a 'blank canvas' to create a wonderful home in a period building with exposed roof timbers and brick. The accommodation is adaptable and loosely laid out with 3 bedrooms, 2 reception rooms a kitchen and a number of smaller rooms. From the front, steps rise to the front door and under this part of the building is a useful storage area.

## GARDENS

At the front of the barn is a spacious area of garden that has recently been cleared. A cobbled path leads to the bottom of the garden where there is off road parking for 2/3 cars. If parking is preferred the garden has potential for parking for multiple vehicles giving access to present outbuilding/workshop.

## SERVICES

Utilities: Mains electric and water

Drainage - Septic tank

Heating - An oil fired heating system has been removed

Listed - Grade II Listed

Tenure - Freehold

Standard and superfast broadband available. EE, O2, Three and Vodafone mobile networks available (Ofcom).

## DIRECTIONS

From Exeter and Alphington, head along Chudleigh Road and at the roundabout bear right onto Shillingford Road. Follow the road over the A30, continue down the hill and turn right into Barton Lane. Follow the lane past Pengelley's Farm on the right and then take the next right into the farm track and the Linhay is along on the right hand side.

## AGENTS NOTE

The owners have informed the agents that the septic tank system will need replacing to comply with the latest regulations.



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.

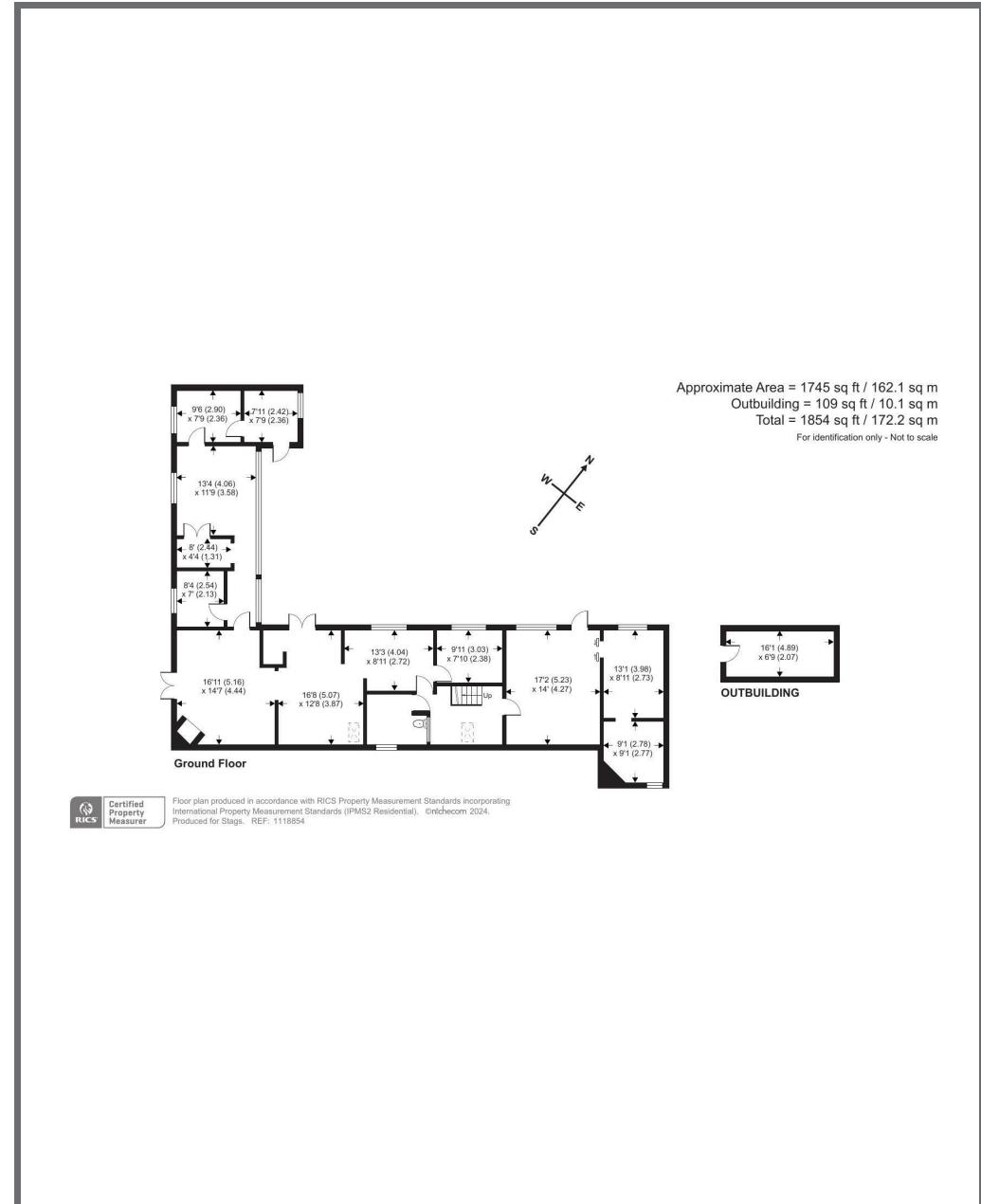


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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