



The Stables



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Abbots Hill, Beaford, Winkleigh, Devon, EX19 8AB
Village amenities within easy access. Great Torrington 7.2 Miles.

A detached, barn conversion with generous accommodation and very private gardens.

- A must see!
- Great potential
- 3/4 bedrooms
- Wall enclosed sunny gardens
- Freehold
- Quiet and peaceful position
- No onward chain
- Kitchen and 3 reception rooms
- Double Garage and cobbled parking area
- Council Tax Band F

Guide Price £610,000

SITUATION AND AMENITIES

The property is approached by a quiet, country road and is surrounded by glorious countryside. The centre of the village itself is within walking distance and offers schooling for primary ages, also a church and character inn. Great Torrington is about 7 miles and offers an active community as well as supermarkets, banks, library, renowned Plough Arts centre and Pannier Market. There is schooling for all ages up to 16 and various sporting facilities. The town is surrounded by 365 acres of common land providing 20 miles of public footpaths to enjoy, a 9 hole golf course is found on the edge of the town and RHS Rosemoor is nearby. The spectacular North Devon coast and surfing beaches, National Parks of Exmoor and Dartmoor and the Regional centre of Barnstaple are all within easy driving distance. Just over an hour away is Junction 27 of the M5 Motorway where Tiverton Parkway also offers a fast service of trains to London Paddington in just over 2 hours. The nearest International airports are at Bristol and Exeter.



DESCRIPTION

The Stables comprises a detached, character barn conversion which was converted in 1993 and presents, part stone and part colour wash rendered elevations beneath a slate roof. This is the first time the property has been on the market in nearly 30 years and offers the potential for a buyer to put their own stamp on the property. The house presents bright, spacious accommodation with kitchen and three reception rooms which all enjoy Juliet balconies allowing the light to flood through the living areas. There are three/ four good sized bedrooms with the main having an en-suite. Externally, there are pretty, wall enclosed gardens, double garage and parking for multiple vehicles. This property is available with no onward chain.

ACCOMMODATION

The Stables is entered through the front door which leads into the hall with stairs rising to the living space and down to the bedrooms. On the first floor, the spacious accommodation gently flows through all the reception rooms which all have Juliet balconies with views over the walled garden and onto the kitchen. The living room has an exposed stone fireplace with slate hearth and a picture window of a working horse scene, relating to the name of the property. The living room and study/ bedroom 4 have a Verlux window for additional natural light. The kitchen has a range of wall and floor units and enjoys a dual aspect with views over the side and front of the garden and has an access door into side of the garden, to a sheltered patio area, ideal for alfresco dining. On the ground floor, there are three generous sized bedrooms, all with plentiful built in wardrobe spaces and family bathroom. The main bedroom has an en-suite shower room.

OUTSIDE

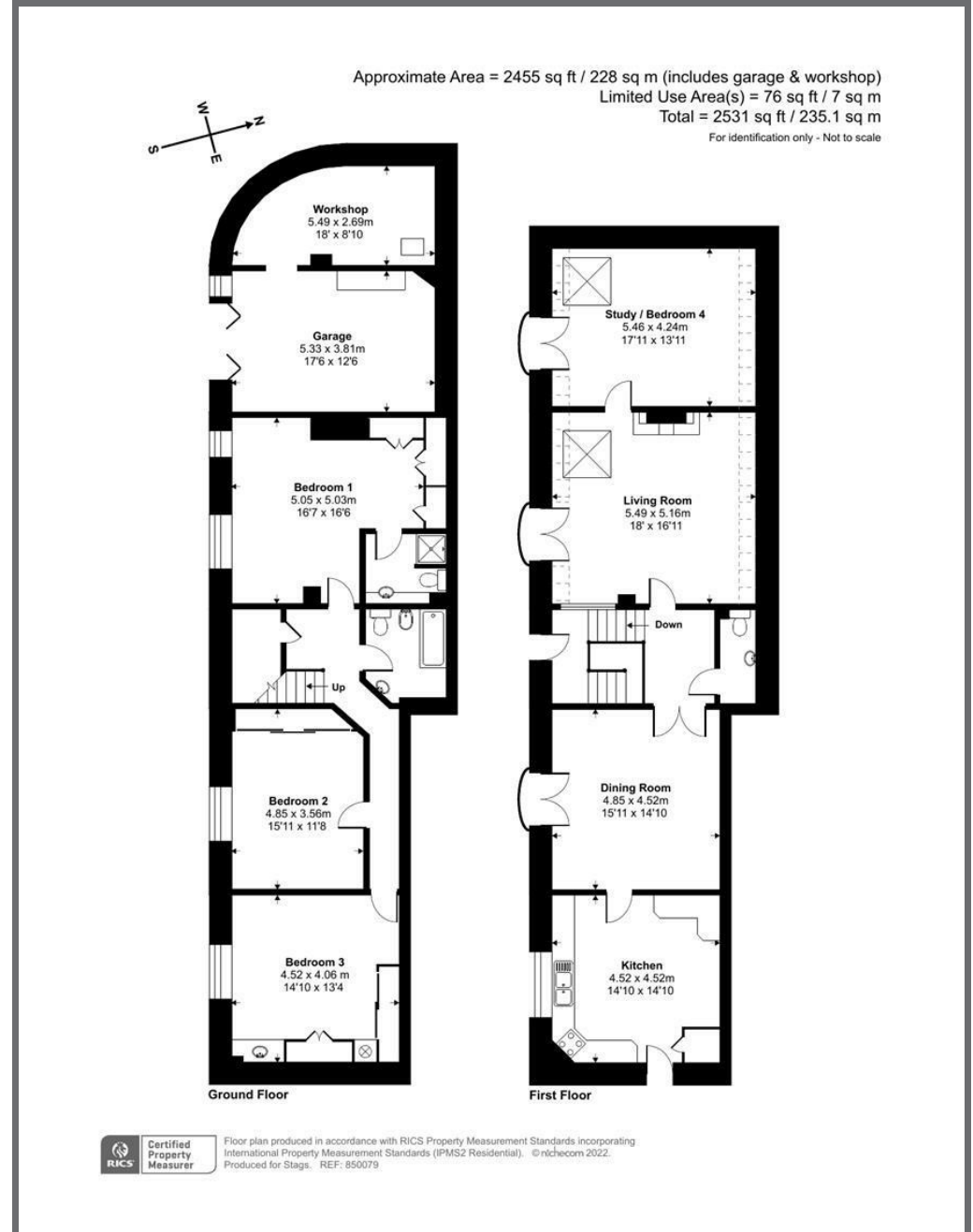
The property is accessed through a five bar, wooden gate into a pretty, cobbled parking area with parking for at least six vehicles, boat or caravan. The garage has an electric up and over door with attached workshop space with power and light connected. A pathway leads from the parking area, through an arch into the garden and onto the front door. The garden is very private, mainly laid to lawn and part bordered by an assortment of established trees and flower beds. There are a patio areas for seating and alfresco dining.

SERVICES

Oil fired central heating, mains electric and water. Private drainage.



These particulars are a guide only and should not be relied upon for any purpose.



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Energy Efficiency Rating

Rating	Score Range	Current	Potential
A	92 plus		
B	81-91		
C	69-80		
D	55-68		
E	39-54	43	
F	21-38		
G	1-20		

Very energy efficient - lower running costs
 Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC



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