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New Barn



M5 (J27)/Railway Station 3 miles |  
Wellington 7 miles | Tiverton 9 miles

## An attractive recently converted barn with 3 bedrooms in a village location

- Converted Barn
- 3 Bedrooms
- Sitting Room
- Kitchen/Dining Room
- Study
- Garden
- Off Road Parking
- Freehold
- Council Tax E

Guide Price £499,950

### SITUATION

Westleigh is conveniently located close to the popular village of Holcombe Rogus, which has a primary school as well as local facilities. The larger village of Sampford Peverell is located to the south and provides a good range of amenities including convenience store, as well as schooling a public house. To the east is the M5 (J27) with main line intercity rail connections available adjacent to this junction at Tiverton Parkway. The property is set equidistant between the popular towns of Wellington and Tiverton, again with education and recreational facilities.

### DESCRIPTION

A recently converted barn incorporating contemporary design features with underfloor heating throughout the lower floor comprising a sitting room, kitchen/dining room, study and cloakroom, 3 bedrooms, the master having an en-suite and a family bathroom. There is parking for 3 vehicles and an easy to maintain garden with patio. The property sits within the Uffculme School catchment area.

### ACCOMMODATION

On entering the property through the modern front door into the spacious and light hall way with stairs rising to the first floor, large storage cupboard, boiler room and a further storage cupboard. Cloakroom with low level WC, shower cubicle and vanity sink unit. Kitchen/Dining with bi-fold doors at the dining end to the patio making an ideal space for entertaining. The kitchen comprises wall and base units with quartz worksurfaces over with an attractive peninsular countertop, Butlers sink with window to the side, integrated appliances of a double oven, hob and extractor over and a dishwasher. Utility with built in fridge, freezer and washing machine. Study is a unique shaped room with built in bookcase and Velux window. Sitting room with 2

windows to the side with a Bio Ethanol fire, producing a living flame, with fire surround.

Stairs rise to the first floor with Bedroom 2 is a double room having built in wardrobes and automatic Velux window. Bedroom 3 is a large double with automatic Velux window. Bathroom with panelled bath, shower cubicle, low level WC, vanity unit with sink and heated towel rail. Bedroom 1 with built in wardrobes, views to the surrounding country side and en-suite with large walk in shower, low level WC and vanity unit.

### OUTSIDE

The garden sits to the front of the property with a gentle sloping path leading from the parking area. There is a patio with lawn from the dining room and a lawned area with a garden storage shed to the other side enclosed the side with fencing and wall. There is gravelled off road parking for 3 vehicles.

### SERVICES

Mains water, drainage and electricity connected. Oil fired heating.

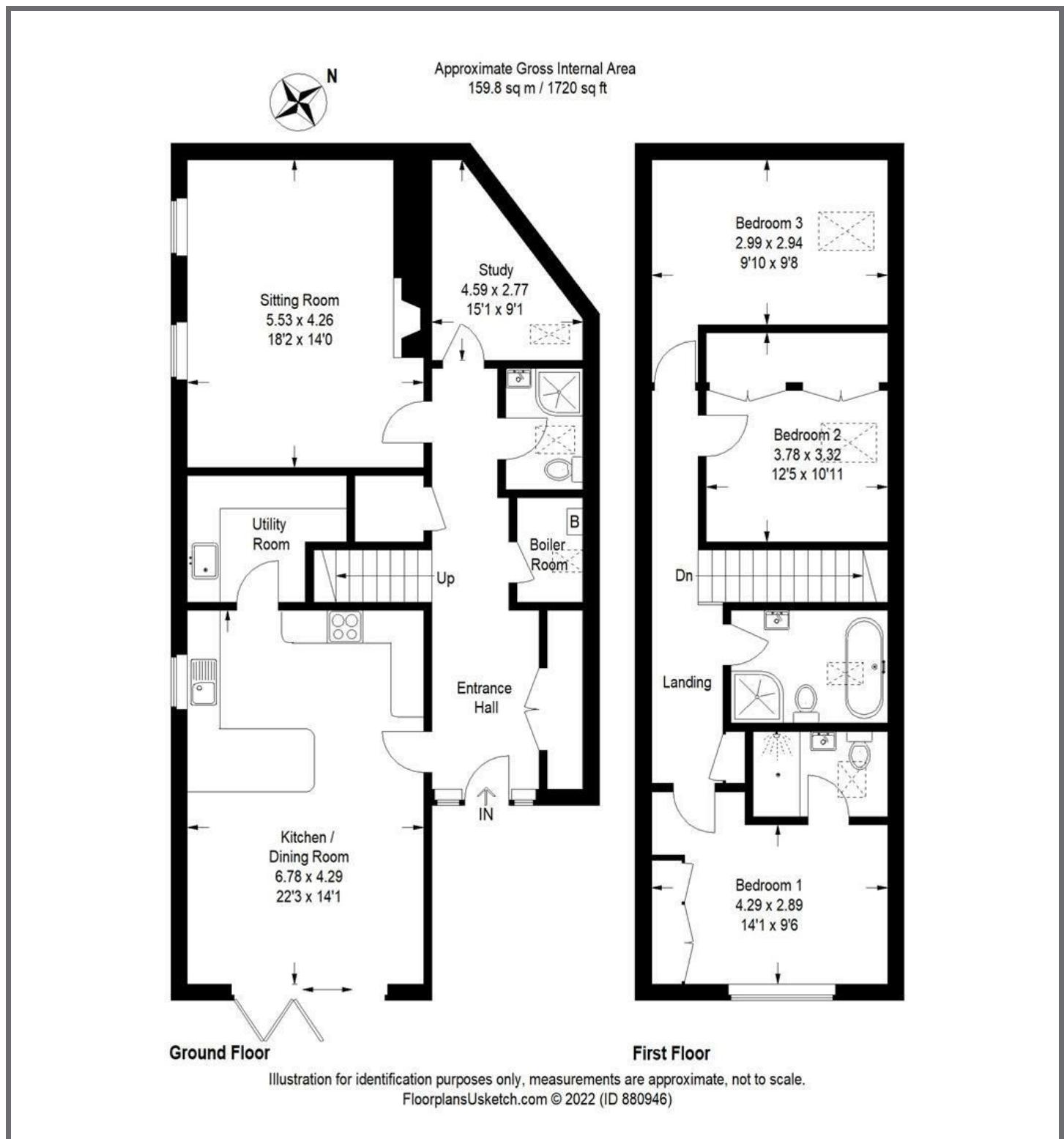
### VIEWINGS

Strictly by appointment with the vendors selling agents, Messrs Stags, Wellington Office.

### DIRECTIONS

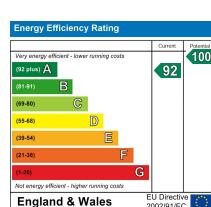
From Wellington take the A38 in a westerly towards Tiverton/M5 direction continuing past The Beaminbridge Inn and up the hill for approx 2 miles turning right to Westleigh. Passing through Burlescombe take the signposted left to Westleigh and continue into the village taking the 2nd right into Post Office Lane and New Barn will be seen half way along on the right hand side.





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

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