



---

Pound House



Tiverton 9 miles, Exeter 24 miles, M5 (J28) 1 mile.

A contemporary barn conversion that has been finished to high level throughout with three spacious bedrooms and an outdoor Shippon that has been converted to provide additional accommodation.

- Energy efficient, high specification barn conversion
- Live/work with separate office space
- Open plan kitchen/living room
- Stunning period features
- Three double bedrooms
- Within the curtilage of a listed building
- Ample Parking
- Council Tax Band C
- Freehold

Asking Price £395,000

### SITUATION

The Pound House is situated just a short distance from the market town of Cullompton. Cullompton is a well-appointed traditional town giving good access to surrounding areas and commuter networks. The town boasts a wide variety of amenities, including library, community hall, sports centre and 24-hour supermarket and is well served by a public transport bus service.

The nearby market town of Tiverton lies 9 miles distant with a range of amenities including primary and secondary schools both private and state, doctor's surgery, dentists, pubs, restaurants, major banks and building societies and a variety of local shops. The property is situated approximately 1 mile from Junction 28 of the M5 motorway and would be a good option for someone wanting to commute to Exeter, Taunton or Bristol via the M5. This also provides easy access to Exeter Airport and mainline railway stations situated at Junction 27 of the M5 or in Exeter city centre which both provide fast trains to London Paddington.

### DESCRIPTION

The character stone barn conversion is a stunning example of a successful renovation project, completed by the owners 10 years ago. The barn has been beautifully transformed into a spacious and airy living space, filled with unique features and a rustic charm that is sure to impress.

One of the standout features of the barn is the open plan kitchen and living room, which boasts a vaulted ceiling and exposed A-frames. The vaulted ceiling creates a sense of grandeur and spaciousness, while the A-frames add character and charm. The open plan layout also allows for easy entertaining and a great flow throughout the living space.

### ACCOMMODATION

The kitchen is a focal point of the room, with sleek and modern appliances contrasting against the rustic stone walls. The owners have chosen a neutral palette for the decor, allowing the natural textures and materials to shine through. The living area is centred around a

wood-burning stove, creating a cosy and inviting atmosphere that is perfect for relaxing with family and friends.

Throughout the barn, there are many other unique features that add to its character and charm. Exposed stone walls and wooden beams are a constant reminder of the building's history, while modern touches such as the contemporary lighting fixtures add a touch of sophistication.

The bedrooms are spacious and comfortable, with plenty of natural light and ample space for beds and storage. The bathrooms are also beautifully appointed, with modern fixtures and fittings that complement the rustic aesthetic of the barn.

The courtyard garden is a perfect place for alfresco dining and entertaining, especially during the warm summer months. The Shippon has been converted to a high standard providing additional space suitable to be used as a home office to create a Live/Work option or could be used as additional accommodation if required (subject to necessary consent).

### SERVICES

Mains electricity and water. Private drainage. Air Source Heat Pump and underfloor heating. Fibre broadband approx. 50Mbps.

### LOCAL AUTHORITY

Mid Devon District Council. Phoenix House, Phoenix Lane, Tiverton, EX16 6PP. Email: customerservices@middevon.gov.uk

### VIEWINGS

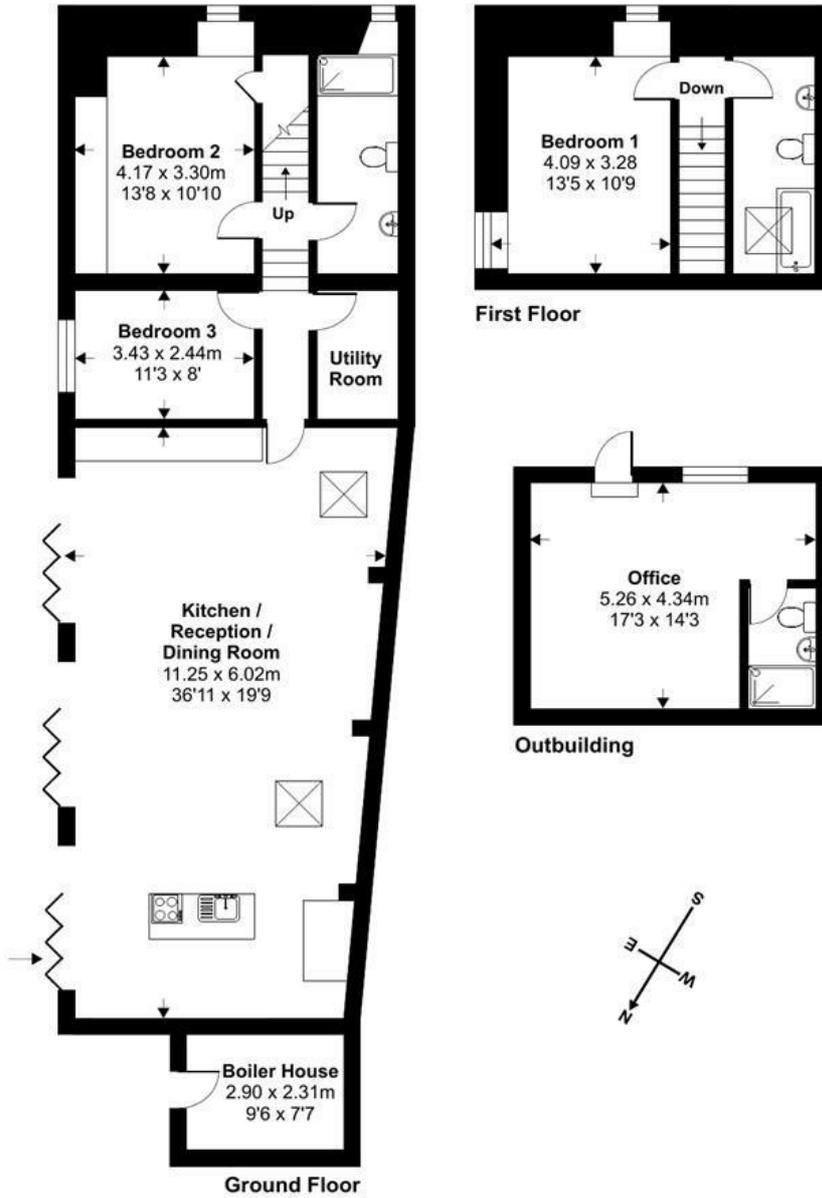
Strictly via the agents, Stags Tiverton. To arrange a viewing please call 01884 235705 or email tiverton@stags.co.uk

### DIRECTIONS

what3words: moped.sandbags.panning



Approximate Area = 1538 sq ft / 142.9 sq m  
 Outbuilding = 245 sq ft / 22.7 sq m  
 Total = 1783 sq ft / 165.6 sq m  
 For identification only - Not to scale



**RICS Certified Property Measurer** Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Stags. REF: 953216

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

19 Bampton Street, Tiverton, Devon, EX16 6AA



Energy Efficiency Rating		Current	Potential
(92-100) A	(81-91) B	(65)	(76)
(74-80) C	(55-64) D		
(55-73) E	(35-54) F		
(1-54) G			

Net energy-related - higher scoring coats  
 England & Wales EU Directive 2002/91/EC

01884 235705  
 tiverton@stags.co.uk

stags.co.uk