



The Hay Barn



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4 Kensington Court, Washfield, Tiverton, EX16 9QU

Tiverton Town Centre 2.5 Miles | M5(J27)/ Tiverton Parkway 9 Miles |
Exeter 14 Miles

A charming converted barn set on the outskirts
of Tiverton within a delightful courtyard setting
offering rural views across the countryside.

- Charming Barn Conversion
- Edge of Courtyard Setting
- 2/3 Bedrooms
- Rural yet Accessible Location
- Council Tax Band D
- Semi-Detached
- Spacious Kitchen-Diner
- Orchard Garden
- Amenities within 1.2 miles
- Freehold

Guide Price £325,000

DESCRIPTION

The Hay Barn is a distinctive red-brick barn conversion set in the peaceful hamlet of Washfield, just a few miles from Tiverton and surrounded by unspoilt Mid Devon countryside. Combining period charm with modern practicality, the property features a spacious kitchen/dining room, sitting room and cloakroom on the ground floor, with three bedrooms and two bathrooms upstairs, including a principal en suite. Outside, there is parking to the front, a useful outbuilding, and a separate section of garden located a short distance down the road, enjoying lovely views over the surrounding fields. Excellent road and rail links via the M5 and Tiverton Parkway provide easy access to the wider region.

SERVICES

Mains electricity and water. Shared private drainage via septic tank located within the neighbour's garden. LPG bottles for gas fire. Oil Fired Central heating. Ofcom predicted broadband services – Standard available. Ofcom predicted mobile coverage for voice and data: Internally (Variable) - EE, Three and Vodafone. Externally - EE, O2, Three and Vodafone. Local Authority: Mid Devon District Council.

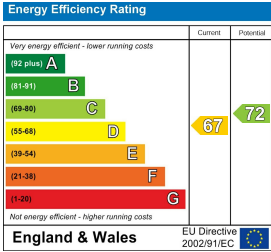
DIRECTIONS

Leave Tiverton on the Rackenford Road and proceed straight over the mini roundabout. After 175 yards turn right onto Packers Road, then immediately left onto Washfield Lane. Continue for approximately 0.5 miles and bear left, signposted Loxbeare. After 100 yards Kensington Court can be found on the left. Turn in to the driveway, where the property can be found first on the right.



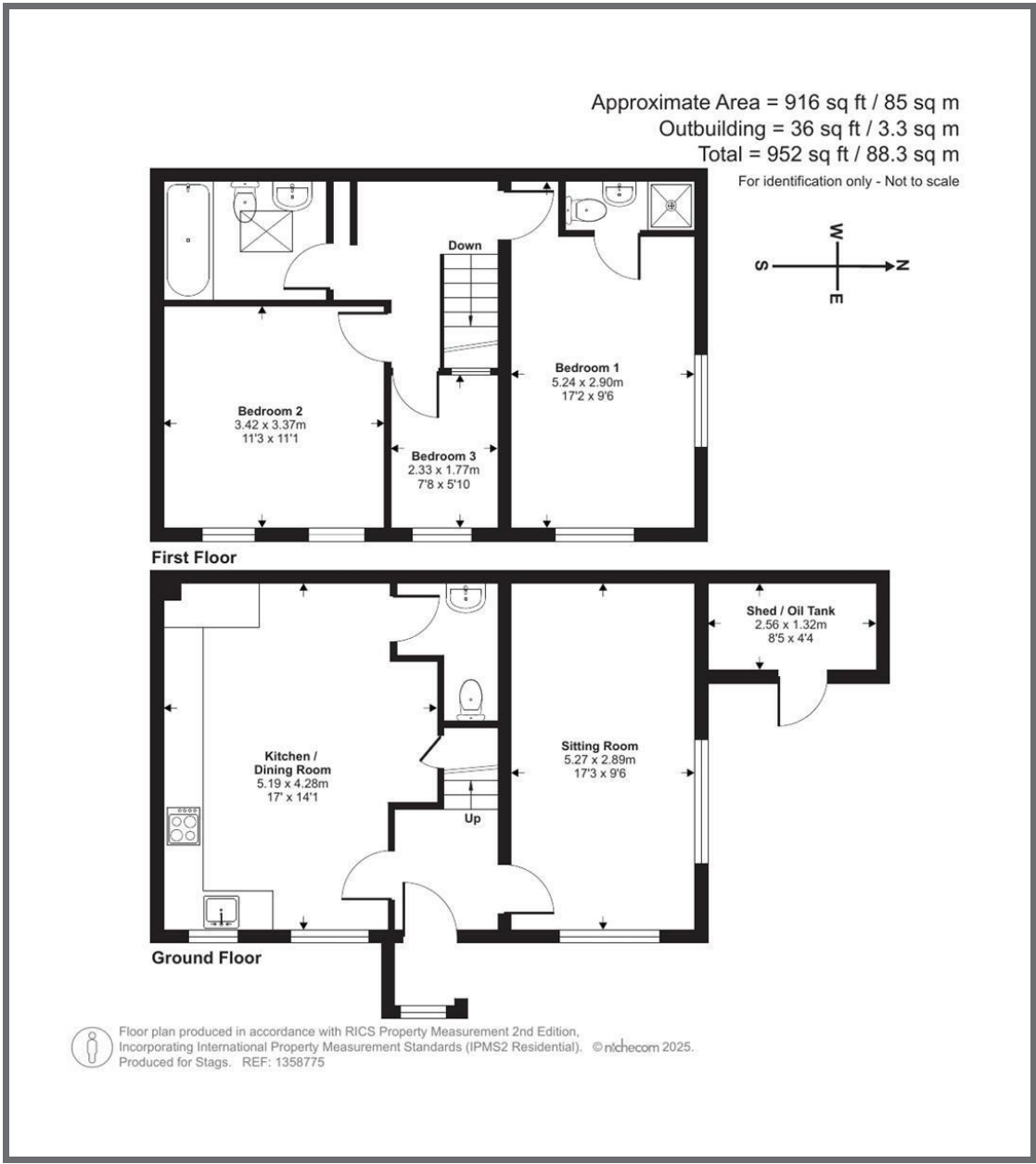


IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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.



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