

Feast Or Famine, Garlandhayes Farm

Westcott, Cullompton, EX15 1SB

£550,000
Asking Price



 4  2  2 **EPC D**





- Show home condition throughout
- Large garden room extension for dining and relaxing
- Sunny garden and enviable outlook over rolling fields
- 4 bedrooms, principal room with en suite shower room
- Home office or downstairs bedroom 4
- Family bathroom and downstairs cloak room
- Large kitchen/breakfast room with dining bar
- Sitting room with wood burner
- Convenient rural position, ideal for commuting
- 10 minutes' drive to the M5, Exeter 20 minutes' drive



Would you like to have a look?

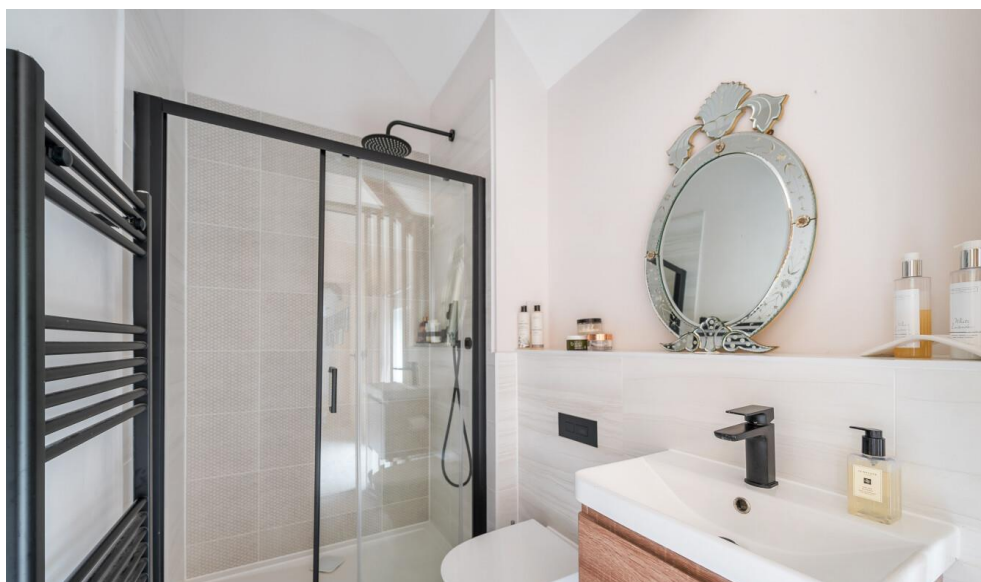
Contact our Cullompton office

01884 32100

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Watch the Video Tour

With a fantastic rural view with Highland cattle and deer grazing, this beautifully presented barn conversion offers spacious and versatile accommodation with a pretty garden and ample parking.



The Property

This stunning, attached barn conversion, one of six, lies in the original farmyard of Garlandhayes Farm and enjoys an enviable outlook over rolling pasture, grazed by Highland cattle and farmed deer. The accommodation is immaculately presented in a very attractive and contemporary style, ready to occupy without lifting a single paint brush!

The main approach to the accommodation tends to be from the parking area and rear garden, giving access to the garden room. This versatile room adds a quite unique and generous extra dimension to the living space, perfect for both dining and relaxing, whilst enjoying the sunny aspect and rural view.

The adjoining kitchen/dining room has been beautifully fitted with a bespoke kitchen, including plenty of cupboard storage, ample 'Corian' work surface, with a dining bar for four people, and a full range of quality integral appliances.

An open doorway leads through to the sitting room, with a contemporary wood burner upon a slate hearth as a focal point, ideal for the longer winter evenings. There is also underfloor heating and this extends throughout the original ground floor of the barn, with radiators heating the more recently built garden room.

From the courtyard, the 'official' front door leads into the entrance hall with attractive slate tiled flooring and the cloak room to one side. Beyond there is the large home office or this room could be used as a downstairs, fourth bedroom, ideal for guests.

Upstairs, there are three more bedrooms, two of which are particularly large, including the principal room which is open plan through to the en suite shower room, with an attractive oak screen. This is fitted in a contemporary style with a white suite and black fittings, including a large shower cubicle and heated towel rail. Some of the bedrooms have inlaid ceiling beams, from the original barn conversion, enhancing the appeal and character of the accommodation. The family bathroom is fitted with a white suite, including a shower over the bath, with a glazed screen.

On approach to the barn, wooden gates lead to an enclosed, brick paved parking area and a short distance from the property, there is additional residents' parking, also suitable for visitors.

The garden lies to the rear of the property and is a picture, with a lovely array of flowers and shrub borders and raised beds around the lawn, with a paved sitting area, nicely tucked away and a real suntrap. At the end of the garden room, and also accessible from the garden, there is a very useful boot room, with cupboards, ideal for wellies and coats.

Westcott lies about three quarters of a mile from the property and has a popular local pub, 'The Merry Harriers', the 'Bear Trail' play park and indoor play area and 'Footgolf Devon'. The local amenities of Cullompton are a short drive away and the more extensive services of the cathedral city of Exeter, the motorway and rail links are all within 30 minutes. To conclude, this property really does offer the best of everything.

Utilities Mains water, electricity, and private oil supply for heating.

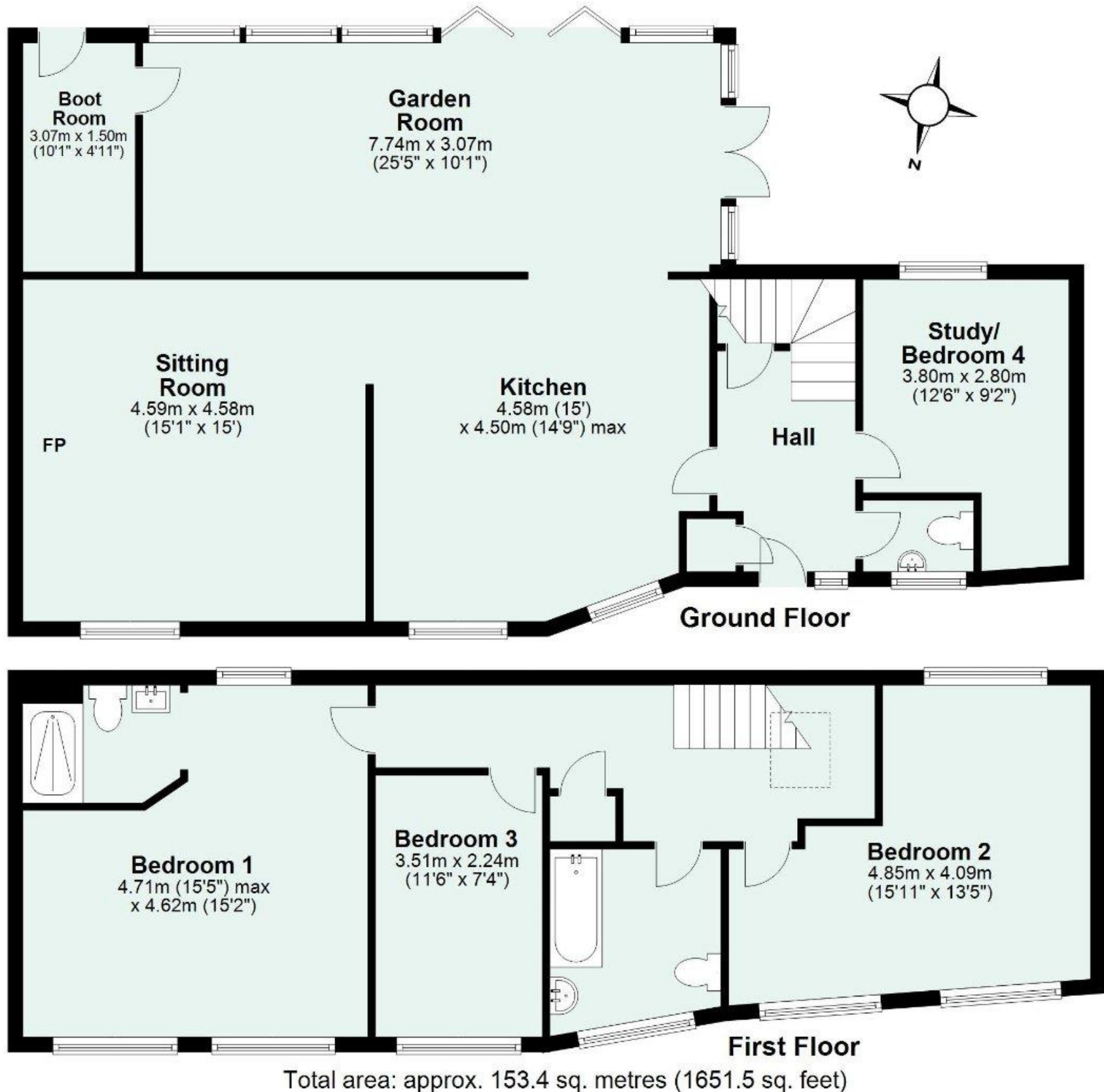
Local Service Charge: £300 per annum, payable to the Garlandhayes Barnyard Management Company for maintenance of the common areas, parking and the shared treatment plant for drainage.

Tenure Freehold

Council Tax Band D - Mid Devon District Council

Energy Performance Certificate (EPC)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	70
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Need some advice?

If you are wondering what your property would sell or let for, we would be pleased to help.

Mortgage required?

Simply contact your local office to arrange a meeting with our friendly mortgage advisor.



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