



The Dance Barn

Halberton | Tiverton | Devon | EX16 7AN



A spacious and versatile barn conversion with a paddock – in all, just over an acre.

Paddock of approx. 0.9 acres

Well presented

Large living room

Recently fitted kitchen

Study, utility room, and cloakroom

4 bedrooms

3 bathrooms

Double garage

Plenty of parking

Guide Price

£595,000

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The Property

What an opportunity!

This spacious barn conversion with a paddock is so accessible, being just a few minutes' drive from Tiverton to the West, and Junction 27 of the M5 to the East.

The floor to ceiling, galleried reception hall immediately welcomes you with space and light, making for a very grand entrance! To your left you will find the living space - a modern and clean, semi-open plan space, with sleek cashmere kitchen, includes a halogen hob, eye level double ovens, space for a dishwasher and space for an American style fridge freezer. A breakfast bar with its stylish 'waterfall' worktop backs onto the sitting dining room, where you'll find plenty of space for a dining table and chairs. The ground floor is warmed by underfloor heating and the sitting area is kept cosy with its inset wood burning stove. Just off the kitchen is a sunroom, which is the perfect spot in which to enjoy your morning cup of coffee.

To the other side of the hall is a second large reception room, with wired internet access, perfect for a study, gaming room or second sitting room. Beyond this is a utility room, housing the laundry goods with a door to the back of the house. At the end of the reception hall is a cloakroom, and stairs (with storage cupboard under) lead up to the first floor.

The stairs lead up to a light and airy open galleried landing which overlooks the reception hall. At the top of the stairs there is an area currently used as a reading nook. To one end of the landing and directly above the study, is a double bedroom with an ensuite bathroom, the bath having a shower above.

Along the landing and at the other end of the property, you will find the main bedroom with a lovely en-suite shower room. There are two further bedrooms, one double and one large single. All bedrooms have views over the paddock. There is a family bathroom, and useful linen cupboard. There is access to loft space, which is fully insulated.

Stepping outside; to the front of the property is a pleasant, sheltered seating area, with an area of level lawn, and a hard paved spot for a garden table and chairs.

Across the drive is the double garage with twin up and over doors, with power and light. In addition to plenty of parking to the front, there is also additional space to the rear for another vehicle, caravan or boat. Beyond the garage, is the paddock, which has been previously used purely as a garden, with various areas of wild meadow and more formal planting but would equally suit for various pets or a small holding. Within the paddock are various fruit trees and a pond.

The property is very easily accessed, just 3 miles from Junction 27 of the M5, with its associated mainline railway station.

There are local amenities in the village, including a good little primary school, an excellent farm shop, a church, a village hall and a pub. Tiverton is just 4 miles away, a thriving market town where a good shopping centre, an excellent range of educational and recreational facilities are found. There is also a very good 18-hole golf course found on this side of Tiverton.







The Dance Barn, Halberton, Devon, EX16 7AN



Utilities

Main's electricity and water. Private drainage. Oil fired boiler serving hot water and central heating.

Council Tax

Band D

Directions

From Tiverton, follow the Halberton signs out of the town through the Blundell's School campus. Proceed through Halberton and at the far end, at the Hickory Smoke House (pub), turn right signed Willand. Continue along this road and you will see the drive on the right with a post and rail fence. Turn in here, and the property will be seen on your left.

Energy Performance Certificate (EPC)

