



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Kingfisher Cottage  
Bridge Farm  
Burrington  
Umberleigh  
Devon  
EX37 9JS

**Offers In Excess Of: £350,000**

**Freehold**



Changing Lifestyles

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# Kingfisher Cottage, Bridge Farm, Burrington, Umberleigh, Devon, EX37 9JS

AN IMMACULATE BARN CONVERSION OCCUPYING A TRANQUIL COUNTRYSIDE LOCATION



- 2 double Bedrooms (2 En-suite)
- Stunning valley & countryside views
- Vaulted ceilings, exposed beams & feature stone walls
- Open-plan living space with feature fire
- Under-floor heating runs throughout the property
  - Convenient parking
- Beautifully landscaped garden with a barbecue area
- This property is an ideal lock-up-and-leave retreat



Burrington is a pretty hilltop settlement equidistant of Exmoor & Dartmoor National Parks, just 2 miles from the A377 and Kings Nympton train station linking Barnstaple to Exeter.

The village has a Holy Trinity Grade I listed church, a Methodist chapel, the Grade II listed Barnstaple Inn pub and shop-cum-Post Office. It has an excellent bus service between Barnstaple and Exeter.

The nearby town of Chulmleigh (4 miles) offers a thriving community, providing an excellent range of everyday amenities including shops, post office, health centre, dentist, pubs and restaurants, a church, a community sports centre and the Chulmleigh Academy Trust with primary schooling and community college. The larger towns of Great Torrington, South Molton and Barnstaple provide a wider range of facilities.



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**Situated in a tranquil countryside location is this immaculate barn conversion which offers a perfect retreat with stunning valley and countryside views. The property boasts vaulted ceilings, exposed beams and feature stone walls, creating a charming and characterful living space.**

**This delightful, single-storey property includes an open-plan living space with a feature fire for those cosy evenings and features 2 double Bedrooms, both flooded with natural light. The main Bedroom benefits from an En-suite Bathroom, a vaulted ceiling and a feature stone wall, while the second Bedroom also enjoys a vaulted ceiling and an En-suite Shower Room.**

**Under-floor heating runs throughout the property and there is convenient parking.**

**Outside, the property offers a beautifully landscaped garden with a barbecue area - perfect for enjoying the peaceful surroundings.**

**With its idyllic setting, this property is ideal as a lock-up-and-leave retreat for those seeking a quiet and peaceful countryside lifestyle.**

## **Open-plan Kitchen / Lounge / Diner**

A lovely open space with double glazed sliding doors to the well-landscaped gardens - a perfect room for entertaining. Tiled flooring with under-floor heating.

## **Kitchen**

Modern fitted Kitchen with matching wall and floor units, wooden work surfaces and 1.5 bowl stainless steel sink unit. Built-in 4-ring induction hob with double oven below. Integrated washer / dryer and fridge / freezer. Cupboard housing newly installed oil fired boiler. Consumer unit and meters. Power points.

## **Lounge / Diner**

Double glazed sliding windows. Feature programmable fire. Exposed curved stone wall. Vaulted ceiling with exposed beams. Ample space for dining table. TV point, power points.

## **Hallway**

Exposed stone wall. Power points, tiled flooring with under-flooring heating. Exposed beams.

## **Bedroom 1**

A lovely and light double Bedroom with wall-to-wall double glazed sliding windows enjoying countryside views. Vaulted ceiling with exposed beams. Exposed stone wall. Reclaimed wood flooring with under-floor heating. USB sockets, TV point. Door to En-suite.

## **En-suite Bathroom**

3-piece modern white suite comprising bath with shower attachment in a tiled surround, WC and hand wash basin. Vaulted ceiling with exposed beams. Exposed stone features. Reclaimed wood flooring with under-floor heating. Towel radiator, extractor fan.

## **Bedroom 2**

Another lovely and light double Bedroom with wall-to-wall double glazed sliding windows enjoying countryside views. Vaulted ceiling with exposed beams. Reclaimed wood flooring with under-floor heating. USB sockets, TV point.

## **En-suite Shower Room**

3-piece modern white suite comprising shower enclosure with fixed overhead shower and pebble effect flooring, WC and hand wash basin. Vaulted ceiling with exposed beams. Wood look like tiles with under-floor heating. Towel radiator, extractor fan.

## **Outside**

Double gates give access to the driveway and 2 allocated parking spaces.

Gates provide access to the secure, fully enclosed garden. Immediately off the Kitchen / Lounge / Diner is a lovely patio with a wall mounted overhead heater. This is complemented by a lawned garden bordered by plants and shrubs. A pathway leads to the Garden Shed. Wonderful views of open fields and woodland can be enjoyed from the garden.

## **Useful Information**

Newly installed oil fired boiler (approximately 1-year old)

Septic tank drainage at a cost of £120.00 approx. payable every 2-years

Borehole water at a cost of £160.00 approx. payable yearly for maintenance

The telegraph pole in the garden is due to be removed.

## **Council Tax Band**

B - North Devon Council





## Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01271 371 234 to speak with one of our expert team who will be able to provide you with a free valuation of your home.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>111</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>71</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

### Directions

Directions to this property can be easily found by using What3words: sunset.gradually.bulb (<https://w3w.co/sunset.gradually.bulb>).

Proceed out of Barnstaple following signs for Bishops Tawton / A377. Proceed through the village of Bishops Tawton staying on the A377. Continue for approximately 12 miles passing through Chapelton, Fishleigh Barton and Umberleigh. After passing the Portsmouth Arms Railway Station, continue for approximately 1 mile before turning right at Bridge Farm Cross. Continue along the meandering road to where a double gated driveway and large parking area will be found. Park here and a Bond Oxborough Phillips representative will meet you.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.