



Bond
Oxborough
Phillips

Changing Lifestyles

Fisherton Barn
Atherington
Umberleigh
Devon
EX37 9JA

Guide Price of: £700,000 - £750,000 Freehold



Changing Lifestyles

01805 624 426
torrington@boproperty.com



- Beautiful family home
- Having no onward chain
- Stunning panoramic views
- Four / five bedrooms
- Three ensuites
- Large family farmhouse kitchen
- Approaching 0.4 of an acre
- Triple garage
- Detached and insulated office / studio
- EPC: E
- Council Tax Band: E



Imagine drawing back the curtains and drinking your morning cup of tea under the majestic gaze of Exmoor Country Park. The views on a clear day are really something to behold. All the sights, smells and sounds of the country titivate your senses with the clucking of pheasants, the squawking of buzzards and morning dawn chorus of garden birds filling the air. Maybe I romanticise a little but even the hardest of people will find themselves with a beaming smile from ear to ear. An unmistakable sense of calm and relaxation ensues as you finally realise that your Devon dream has become reality.

This beautiful barn has been sympathetically converted to provide a fantastic family home with very well proportioned and flexible living accommodation, so much so that it could suit dual occupancy for those that need to accommodate a live in relative or simply need space to entertain friends from further afield. My favourite part of the house is the very large farmhouse family kitchen. I can really imagine myself spending many a happy time gathering with friends and family enjoying good food and wine. A log burning stove adds to the ambience with a warm glow from the flickering flames, a real focal point of the room. From here you would retire to a beautifully appointed living room with large windows overlooking the rear garden that provide floods of natural light showing off the many character features of the room as well as a stone fronted open fireplace. If you would prefer to have your master bedroom as the wow room, Fisherton Barn will NOT disappoint. High vaulted, beamed ceilings, dual aspect windows an ensuite four piece bathroom and a half landing with dressing area are all incorporated in this wonderful space.



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The house is practical too with three large reception rooms, three ensuites, a cloakroom, and a separate family bathroom, ideal for the expanding family. There is a triple garage with individual doors, two of which are electrically operated as well as having further parking for another three / four cars off road. The gardens surround the house and are beautifully planted with an array of flora and fauna. There is an ornamental pond and a large detached office, artist / musicians studio at the end of the garden.

Location is key when deciding where you're next home should be, so let's take a look at that to.

Set in the beautiful countryside of the Taw Valley and with the village of Atherington close by providing a Post Office/store, hairdresser, a recreation field with community pavilion, Church and primary school. There is a branch railway line at nearby Umberleigh providing a service to Barnstaple, Exeter St. David's and Exeter Central where after a short change, access to other parts of the country is provided. The village is easily accessible being just 9 miles from the busy market town of South Molton, 6 miles from Torrington and 7 miles from the regional centre of Barnstaple with a range of shops, schools, banks and leisure facilities.



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THE VENDOR INFORMS US THAT THE PROPERTY IS OF STONE CONSTRUCTION UNDER A SLATE ROOF . YOUR SURVEYOR OR CONVEYANCER MAY BE ABLE TO CLARIFY FURTHER FOLLOWING THEIR INVESTIGATIONS. THE PROPERTY IS SERVICED BY OIL FIRED CENTRAL HEATING VIA A BRAND NEW BOILER. OTHER FORMS OF HEATING INCLUDE A LOG BURNING STOVE IN THE FAMILY KITCHEN. MAINS ELECTRIC AND WATER ARE CONNECTED AND THE PROPERTY IS SERVICED WITH PRIVATE DRAINAGE.

BROADBAND: SUPERFAST SPEEDS AVAILABLE UP TO 33 MBPS. (INFORMATION TAKEN FROM OFCOM CHECKER)

MOBILE PHONE: COVERAGE AVAILABLE ONSITE AND IS LIKELY BOTH INDOORS AND OUT, (SEE OFCOM CHECKER FOR FURTHER INFORMATION)



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Directions

Leaving Torrington on the B3227 towards Umberleigh and South Molton, stay on this road for approximately 6 miles to the village of Atherington. Pass through the village and continue towards Umberleigh. After approximately 3/4 mile take the first turning right sign posted Fisherton and continue on the lane where the property can be found on your right hand side after a short distance with for sale sign clearly displayed.

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.

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We are here to help you find and buy your new home...

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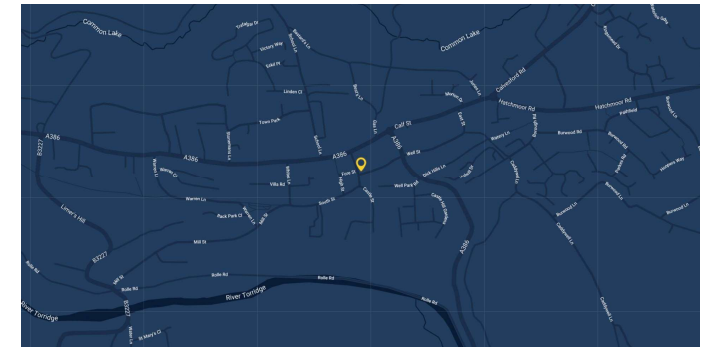
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please contact us today on 01805 624 426 to
speak with one of our expert team who will be able
to provide you with a free valuation of your home.

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