

MILLBROOK BARN

gth

EAST BUTTERLEIGH





Millbrook Barn Cullompton, Devon EX15 1LU

Tiverton 5.5 miles; Cullompton 3.1 miles; M5 (J28) 3.5 miles

 1
  5
  3
  197 sq m

A immaculately presented spacious five bedroom Grade II Listed detached converted barn situated within the hamlet of East Butterleigh, enjoying many original period features, ample parking and set within 0.73 of an acre gardens with annexe potential

Freehold
Guide Price £850,000

DESCRIPTION

Millbrook Barn is a unique Grade II Listed detached barn that has been converted to an exceptionally high standard by the current Vendor. Now provides a superb five bedroom family home with versatile accommodation, large gardens, planning permission for a double garage all within a semi-rural position yet within easy reach of all local conveniences at Tiverton and Cullompton. Offering a wealth of character yet blended with modern living, the property enjoys spacious accommodation throughout, with the potential of providing an annexe if so desired and comprises;

Front door into the light and bright **Entrance Porch** with exposed ceiling timbers and a door into the **Utility Room** which provides a handy space with space and plumbing for a washing machine, housing the oil-fired boiler and providing space for coats and shoes. From the Hall, a most attractive red brick feature archway opens into the magnificent **Kitchen/Breakfast Room** an exceptional space converted from the original roundhouse with exposed ceiling timbers and central oak beam. With the circular design, the dual aspect space provides the ideal space for entertaining and is extensively fitted with a modern matching range of grey wall, base and drawer units with granite work surface over. A range of integral



appliances include dishwasher and Range with downdraft extractor over as well as a double ceramic Belfast sink set within the central Island - a handy additional storage space as well as providing seating. Adding to the entertaining space of the Kitchen, two sets of doors lead out onto the patio areas, allowing the natural light to flood through. A door leads into the incredible dual aspect **Sitting/Dining Room**, offering 39ft of reception space, with two sets of patio doors opening onto the paved patio area, exposed ceiling beams and feature staircase. The space offers a real cosiness appeal whilst providing a wealth of space with the double height to Sitting Room area and large woodburning stove on slate hearth. From here, access leads through to the **Study**, providing an ideal space for homeworking. **Shower Room** with fully tiled shower enclosure with inset mains shower, close coupled WC and wash hand basin set in vanity unit. **Bedroom 1** is a large double bedroom with side aspect and **En-Suite Shower Room** fitted with a modern matching suite comprising shower cubicle with inset shower, close coupled WC and wash hand basin. **Bedroom 5** is a double bedroom with side aspect and built-in wardrobe.



From the Study, an attractive staircase with wrought iron spindles rise to **Bedroom 4** a light and bright double bedroom with exposed beams and skylight.

From the Sitting Room, the main staircase rises to the **first floor split-level landing**. **Bedroom 2** is a large double bedroom with rear aspect, exposed ceiling timbers, built-in double bed with drawers under and further eaves storage. The **Family Bathroom** is fitted with a modern matching suite comprising freestanding bath with shower tap attachment, close coupled WC, wash basin set within floating vanity unit and large walk-in fully tiled shower cubicle with inset shower. **Bedroom 3** provides a double bedroom with front aspect and built-in storage.

OUTSIDE

Approached from the country lane, a private driveway with gated access leads to a large gravelled parking and turning area, providing ample off-road parking for multiple vehicles. There are a number of useful storage areas throughout the drive. Composite decking steps (with ramp) lead up to a footbridge crossing the lovely stream that runs through the gardens. This opens onto a very large paved patio area, providing the ideal space for outdoor dining and entertaining, enjoying countryside views. From here, a low retaining stone wall



and steps lead up to the lawned area, bordered by fencing and mature shrubs and trees. To the far side of the parking area, there is a further small paddock area, ideal for vegetable growing or keeping chickens. In total, the property extends to about 0.73 of an acre.

Adjacent to the driveway, there is active planning permission to erect a double garage.

SERVICES & OUTGOINGS

We understand that mains electricity is connected to the property. Water is to a private borehole supply and drainage is to a private treatment plant. Oil-fired central heating.

Council Tax: Band F - Mid Devon District Council.

SITUATION

Millbrook Barn is situated equidistant between the towns of Tiverton and Cullompton, enjoying a semi-rural position, whilst being within easy commuting of both centres. Cullompton offers an excellent selection of shopping and healthcare facilities, with access onto the M5 motorway at Junction 28 and mainline railway station at Tiverton Parkway (J27). Exeter lies to the south and Taunton to the north, both offering a wide variety of facilities, as befitting those of county and regional centres.

DIRECTIONS

What3words:///thrusters.suspends.pushing

ADDITIONAL INFORMATION

Broadband: FTTP— Standard broadband is available. (Openreach).

Mobile Coverage: Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.

Flooding: The property is in an area at a VERY LOW RISK from River/ Sea and Surface Water flooding (defined as the chance of flooding each year as less than 0.1%).

Planning Permission: There is currently active planning permission to erect a double garage beside the parking area.

Rights & Restrictions: The property is Grade II Listed.



VIEWING

Strictly by appointment with the agents

Greenslade Taylor Hunt.

5 Fore Street, Tiverton, Devon EX16 6LN

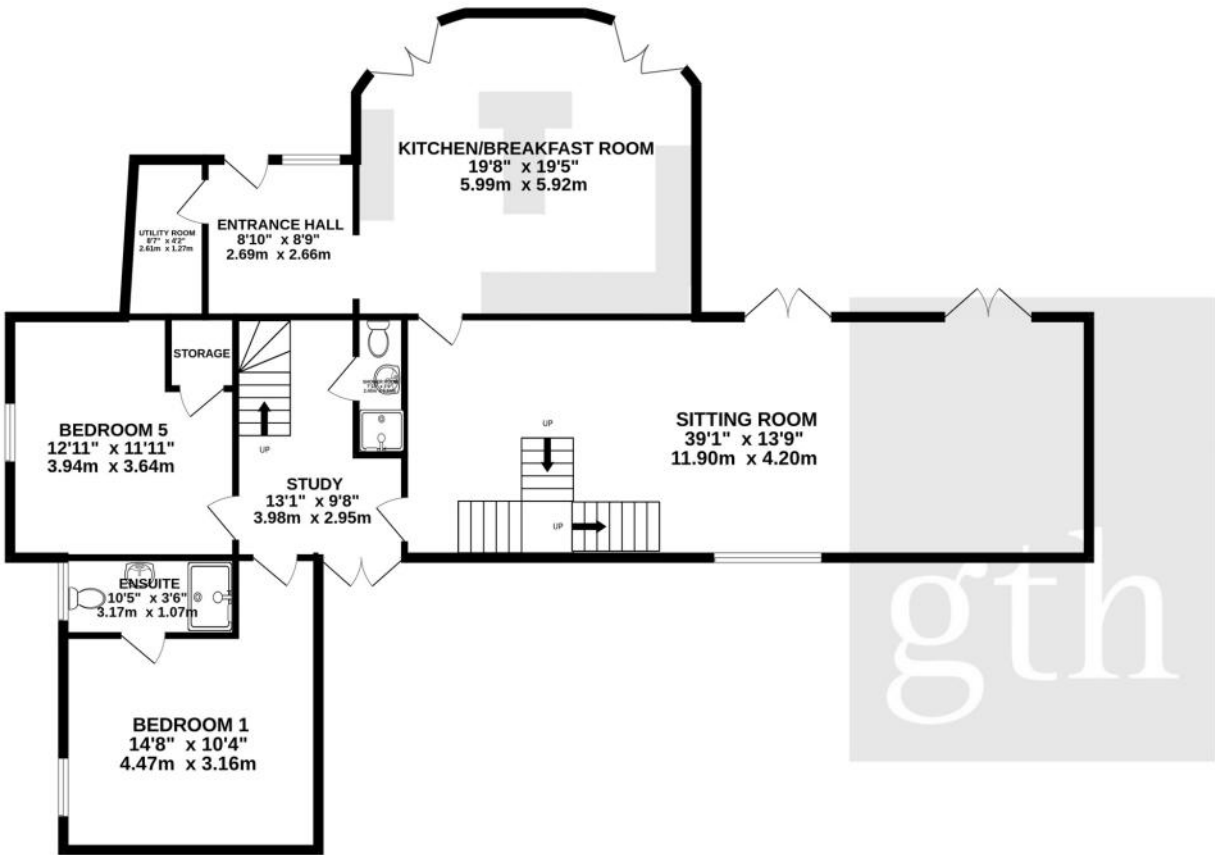
Email: residential.tiverton@gth.net

Tel: 01884 243000 | Ref: TIV250156

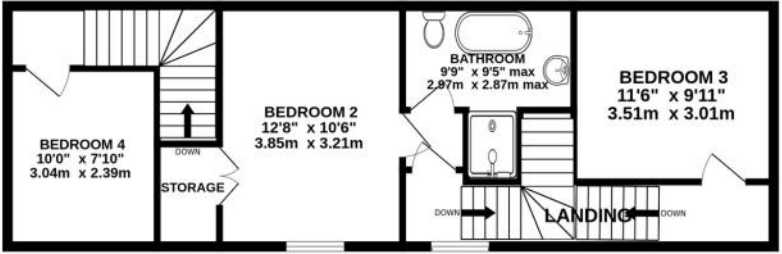
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MILLBROOK BARN

GROUND FLOOR
1524 sq.ft. (141.5 sq.m.) approx.



FIRST FLOOR
601 sq.ft. (55.8 sq.m.) approx.

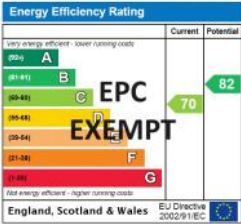


TOTAL FLOOR AREA : 2125 sq.ft. (197.4 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.



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