

For Sale : £315,000

Barn Park Liverton



A spacious Detached property located on a private drive in the popular village location of Liverton. The property benefits from generous sized and level gardens with numerous workshops and greenhouses. To the front of the property is ample off road parking for 3 vehicles, with an attached Garage/Workshop and a good sized front garden. The accommodation comprises Living Room with fitted woodburner, Dining Room, Conservatory, Breakfast Room, Kitchen, 2 Shower Rooms and 3 Double Bedrooms. Further benefits include gas central heating and uPVC double glazing. Viewing is highly recommended.

Barn Park Liverton

External lighting. Timber decked steps with raised timber decked patio area with bordering timber balustrade and uPVC double glazed door leading into:-

ENTRANCE PORCH:-

uPVC obscure double glazed window. Tiled flooring. Further uPVC obscure double glazed patterned door leading to:-

ENTRANCE HALLWAY:-

Fitted shelving. Tile effect flooring. Door leading to:-

KITCHEN/BREAKFAST ROOM:- 20'7" by 14'10" (6m 27cm x 4m 52cm)

Dual aspect uPVC double glazed windows to front and side aspects. Stainless steel single drainer single bowl sink inset with laminate worktops and part tiled walls. A range of modern matching timber fronted base cupboards, drawers and fitted matching wall cupboards. Plumbing for washing machine. Space for Range cooker. Plumbing for dishwasher. Tile effect flooring. Wall mounted stainless steel extractor hood. Extractor fan. Radiator. Fitted shelving.

BREAKFAST AREA:-

INNER HALLWAY:-

Staircase rising to the First Floor. Radiator. Built in cloaks cupboard with hanging space, fitted shelving and electric meters.

LIVING ROOM:- 18'2" by 11'0" (5m 54cm x 3m 35cm)

uPVC double glazed Bay window to rear aspect overlooking the rear garden. Further uPVC double glazed window overlooking the rear garden. Telephone point. Understairs cupboard. TV point. Inset spotlights. Radiator. Wall lights. Fitted woodburner with attractive stone surround. Archway leading through to:-

DINING ROOM:- 13'0" by 11'0" (3m 96cm x 3m 35cm)

Radiator. Inset spotlights. Timber framed obscure glazed door leading through to Entrance Hallway. Aluminium framed double glazed sliding Patio doors leading to:-

CONSERVATORY:- 11'1" by 11'1" (3m 38cm x 3m 38cm)

uPVC constructed Conservatory with uPVC double glazed windows to both sides and further uPVC double glazed window overlooking the rear garden. Polycarbonate roof. Power points. uPVC double glazed door giving access to the rear garden.

BEDROOM 2:- 12'0" by 9'10" (3m 66cm x 3m 0cm)

uPVC double glazed window to front aspect overlooking the front garden. Radiator. Wall lights. TV point.

REFITTED SHOWER ROOM:-

2 sets of uPVC obscure double glazed windows. Part tiled walls. Double width tiled shower cubicle with Mira Sport electric shower. Fitted vanity unit consisting of a contemporary wash hand basin with fitted drawers and cupboards below and fitted wall mounted mirror above. Fitted shelving. Bathroom cabinet. Inset spotlights. Wall mounted heated towel rail. Low level WC. Wall mounted heater. Airing cupboard with timber slatted shelving and wall mounted gas boiler.

FIRST FLOOR ACCOMMODATION:

LANDING:-

uPVC double glazed window to side aspect. Eaves storage. Access to loft space.

BEDROOM 1:- 13'0" by 11'3" (3m 96cm x 3m 43cm)

2 Velux windows with fitted blinds. Radiator. Eaves storage. Access to loft space. uPVC double glazed window to side aspect boasting pleasant views across the surrounding countryside.

SHOWER ROOM:-

Velux window. Tiled shower cubicle. Low level WC. Pedestal wash hand basin with tiled splashbacks. Radiator. Wall mounted mirror.

BEDROOM 3:- 12'7" by 7'0" (3m 84cm x 2m 13cm) (narrowing to 3'5")

Velux window. Radiator. Eaves storage.

OUTSIDE:

FRONT GARDENS:-

The property is approached via a stone chipped driveway providing parking for up to 3 vehicles with access to attached Single Garage via a timber up and over door. The front garden also benefits from a generous expanse of level lawn partly used as a vegetable patch and is bordered by timber fencing, rendered wall and mature trees with an abundance of flower beds incorporating a variety of attractive bedded plants, shrubbery, fruit trees and bushes and outside tap. Access to the rear can be found via a side hardstanding path with further external lighting. The side garden offers a workshop with timber glazed window, power points, lighting and fitted workbench with ample storage. There is also a generous sized greenhouse to the side with power. Wood shed.

REAR GARDENS:-

The rear gardens are of a generous size and have been attractively landscaped and presented by the current Vendors with the first part being laid to paved patio with access to the Conservatory via a uPVC double glazed door and access to the side of the property via hardstanding side path. The remainder of the garden is laid to a mainly level lawn with bordering flower beds incorporating a variety of attractive plants, shrubbery, bushes and vegetable patch. The property is fully bordered by mature hedging and timber fencing. Further greenhouse. Further generous sized workshop with power points and offering ample storage. Feature pond with water feature. Outside tap. The current Vendors have installed a chicken house to the rear of the garden. There is also a further large vegetable patch being almost the full width of the garden and bordered by mature trees.

ATTACHED SINGLE GARAGE:- 15'4" by 8'4" (4m 67cm x 2m 54cm)

Up and over door. Lighting. Power points. Fitted mezzanine level offering storage.

To the rear of the Garage is a timber sliding door leading to a workshop measuring 8'4" x 7'8" with obscure glazed window, radiator, lighting and power points.

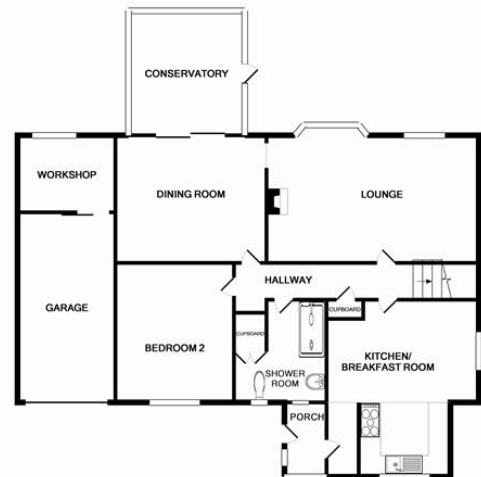
DIRECTIONS:-

From our Newton Abbot office continue on the Stover Road and upon reaching the Drum Bridges roundabout take the second exit signposted Liverton. Continue into the village passing the Post Office/Convenience Store on your left hand side, proceed onwards for a short distance turning left signposted Barn Park onto the private drive. Continue for a short distance turning right where the property will be found on your right hand side.

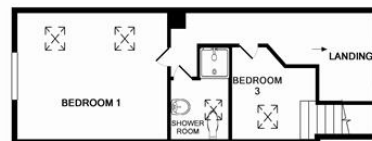
DISCLAIMER:-

These particulars have been prepared with care and every endeavour has been made to describe the property fairly and accurately although this cannot be guaranteed. They do not constitute part or all of an offer or contract. The measurements are supplied for guidance purposes only and prospective purchasers are advised to double check them before incurring any expense which is reliant upon their accuracy. We have not tested any apparatus, equipment, fixtures, fittings or services and purchasers must satisfy themselves as to their working condition. Further the Agents have not sought to verify legal title of the property and purchasers must obtain the relevant information from their Solicitors. Under the Money Laundering Regulations purchasers will at a later stage be asked to provide identification documents. In order to make sure there is no delay in agreeing a sale, we would ask for cooperation.

Energy Efficiency Rating			Environmental (CO ₂) Impact Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



GROUND FLOOR
APPROX. FLOOR
AREA 1107 SQ. FT.
(102.8 SQ. M.)



1ST FLOOR
APPROX. FLOOR
AREA 347 SQ. FT.
(32.2 SQ. M.)

TOTAL APPROX. FLOOR AREA 1454 SQ. FT. (135.1 SQ. M.)
While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metaplan 03/14

