



**SAMPLE
MILLS**

**Bulleigh Barton Court
Ipplepen
Newton Abbot
Devon**

£575,000
FREEHOLD





Bulleigh Barton Court, Ipplepen, Newton Abbot, Devon

£575,000 Freehold

A superbly presented converted Barn, forming part of an exclusive courtyard barn development known as 'Bulleigh Barton Court'. The property is set in a semi rural location, with easy road access to Newton Abbot, Totnes, the A38/A380 and mainline rail links to London Paddington.

The property offers spacious living accommodation with much charm and character throughout to include exposed beams, high vaulted ceilings and exposed stonework walls.

The ground floor accommodation comprises a spacious entrance hall, 3 bedrooms, bathroom, utility room, and access to the integral garage.

A staircase leads to the landing where there is a large lounge with feature wood burner, and a further staircase leads up to a galleried kitchen/dining room. The master bedroom is also on this level and benefits from an en-suite. On the Second Floor, there is a Loft bedroom, again, skillfully converted, benefitting from an en-suite.

The property benefits from oil fired central heating and gardens to the front and rear.

The front garden comprises hard standing rockery display beds with a paved path leading to the front door. The rear garden comprises a paved courtyard area with lawns, raised borders and leads through to a 'secret garden' with a Summerhouse and patio area. The garden is South West facing and enjoys the sun throughout the day and into the evening.

An internal viewing for those seeking a property of this nature is highly recommended to appreciate the high specification conversion undertaken.



uPVC double glazed door to:

Entrance Hall with engineered Oak flooring.

Entrance Reception Area

Coving to textured ceiling. Radiator. Circular light. uPVC double glazed patio doors providing access onto the rear. Airing cupboard with shelving. Radiator. Door on the side provides access to:

Utility Area – 6'9" x 5'2" (2.06m x 1.57m)

Plumbing for washing machine. Space for tumble dryer. Worktop. Wine racks. Wall mounted cupboards. Consumer box. Coving to textured ceiling. Spot lamp. Courtesy door through to the garage.

Bedroom 3 – 10'3" x 9'0" (3.12m x 2.74m)

Recessed sill with cross beaded windows looking over the front. Single panelled radiator. Two built-in single wardrobes with storage cupboards over. Fitted spot lamps. The cupboards have hanging rails and shelving. Coving to ceiling.

Bedroom 4 – 12'8" x 6'8" (3.86m x 2.03m)

Recessed box window. uPVC double glazed window. Coving to ceiling. Fitted spot lamps.

Study/Bedroom 5 – 9'0" x 6'6" (2.74m x 1.98m)

Semi-circular feature wall. Recessed sill with cross beaded uPVC double glazed window. Single panelled radiator. Coving to textured ceiling. Telephone point.

Bathroom – 7'10" x 7'7" (2.39m x 2.31m)

Semi-circular shower. Low level WC. Wash-hand basin. Panelled bath. Tiled walls. Single panelled radiator. Fixed mirror with shaver point and socket. Coving to ceiling. Circular light. Extractor fan. Tiled floor.

Garage – 18'10" x 7'3" (5.74m x 2.21m)

Electric up and over door. Power and light.

Timber dog leg staircase leading to the First Floor Landing

Recessed mantel with exposed stone wall. Display galleries. Velux window. Single panelled radiator. Uplighter. Doors off to:

Master Bedroom – 18'2" x 13'0" (5.54m x 3.96m)

Exposed stone wall. uPVC double glazed window overlooking the rear aspect. Double panelled radiator. Coving to textured ceiling. Feature exposed stone wall.

En-Suite Bathroom

Comprising 'P' shaped panelled bath with shower screen, fitted chrome power shower over. Low level WC. Wash-hand basin. Fixed mirror. Tiled walls. Coving to ceiling. Circular light. Circular mirrored light. Extractor fan. Tiled flooring.

Lounge – 18'2" x 15'7" (5.54m x 4.75m)

A dual aspect room with full height uPVC double glazed cross beaded windows to the front, and double glazed windows to the rear with pleasant views over. Exposed stone wall with built-in wood burner with a slate granite hearth. Exposed wall. Apex ceiling. Two double panelled radiators.

Further timber staircase to galleried Landing/Kitchen/Dining Area – 18'2" x 12'1" (5.54m x 3.68m)

Double panelled radiator. Exposed stone wall. Wooden beams to ceiling.

Kitchen Area

Range of fitted base units with rolled edge worktop surface areas. Fitted ceramic hob. Matching range of wall mounted cupboards with canopy extractor fan. Plumbing for dishwasher. Built-in double oven with storage cupboard above and below. Integrated fridge and freezer. Apex ceiling with wooden beams. Velux window. uPVC lead lighted windows with recessed feature sill overlooking the front aspect. Double panelled radiator. Exposed stone wall to the gable end with further exposed wall to the side. Engineered oak flooring.

Staircase up to the Second Floor with Loft Bedroom

Exposed beams to apex ceiling. Textured ceiling. Velux windows to front and rear. Ample eaves storage space on either side. Recessed area. Two hidden radiators. Door off to:

En-Suite Shower Room

Comprising low level WC. Wash-hand basin. semi-circular shower cubicle. Tiled walls. Fitted chrome power shower. Concealed lighting. Fitted chrome towel rail.

OUTSIDE

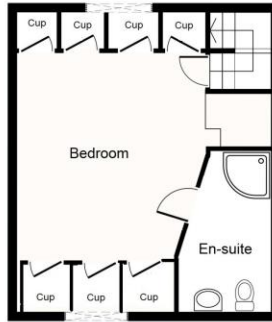
A paved path leads to the front door with 2 rockery displayed areas on either side. There is off road hard standing to the front. Outside lantern. An electric up and over door provides access into the garage.

The rear garden, accessed off the reception hall, has a paved courtyard area with path leading down to the service lane, with a lawned area on either side, raised rockery displays and further path leading to a 'secret garden'. Log store. Feature fish pond. Outside lighting. Raised borders. Fenced surround. Bird bath.

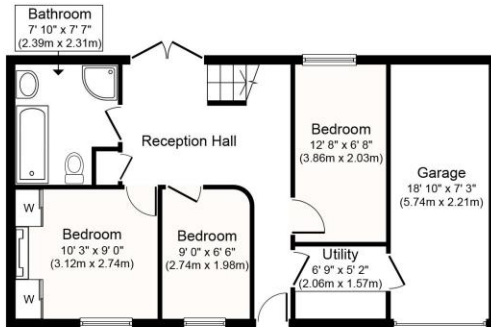
The 'secret garden' has fence and hedge surrounds, timber garden shed and a timber Summerhouse (10'6" x 14'10") with opening doors, power and light.

The rear garden is level and lawned and is a most attractive feature of the property where you can enjoy alfresco evenings throughout the year.

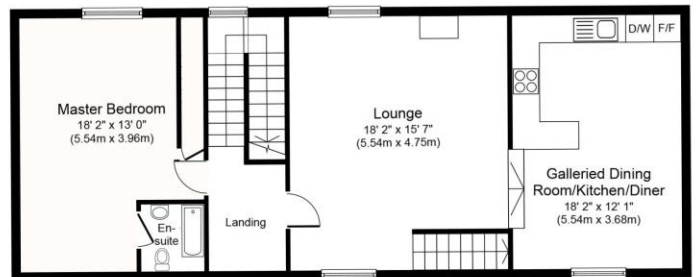




Second Floor



Ground Floor
Approximate Floor Area
615 sq. ft.
(57.1 sq. m.)



First Floor
Approximate Floor Area
859 sq. ft.
(79.8 sq. m.)

Whilst 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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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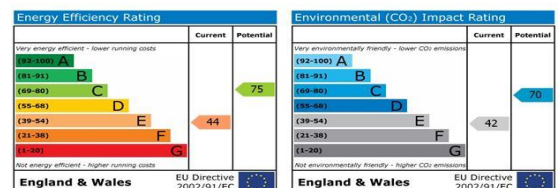
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