



Mill Lane Barn
Mill Lane, Buckland Brewer, Devon EX39 5EJ

Price Guide £355,000

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A large 4 bedroom (1 en-suite) semi detached barn conversion in an enviable semi rural position looking onto open farmland to the front, situated on the edge but close to the popular village of Buckland Brewer. Although this property could benefit from some updating and redecoration, it has great potential and offers good sized rooms and lots of parking and garaging. Hall, 3 reception rooms, large kit/breakfast room, cloaks, utility, Calor gas CH, DG, solar roof panels, air con on ground floor, good sized garden and large rear courtyard and parking area. Vacant possession and no chain.

The village of Buckland Brewer has a population of about 600 which is likely to expand in coming years. It also, has a primary school, church, chapel and lively community spirit centred around the village hall. There is also a community shop and historic thatched inn/restaurant. The towns of Bideford and Torrington are 6 miles away approximately and provide a good range of shops, amenities and facilities with the North Devon Link road being easily accessible within 3 miles.



Entrance Porch with Half glazed door to:

Reception Hall

Radiator. Stairs rising to first floor. Understairs storage cupboard. Wall mounted air conditioning unit. Built in coats cupboard with hanging rail and shelf above.

Cloakroom

Low flush w.c. Hand wash basin. Extractor fan.

Living Room

5.16m x 4.65m max (16'9 x 15'3)

An L-shaped room with stone fireplace with slate hearth. Fitted gas stove. Radiator. Wall light points. Double doors open to:

Conservatory

3.51m x 3m (11'6 x 9'10)

uPVC construction. Laminate flooring. Polycarbonate vaulted roof with centre light/fan fitting. Double casement doors onto garden.

Dining Room

5.15m x 3.65m (16'9 x 11'9)

Aspect over rear garden. Radiator. Two exposed ceiling timbers. Wide double glass pane doors to:

Kitchen/Breakfast Room

6.26m x 3.71m max (20'5 x 12'2)

Fitted with a range of dark oak base and wall units with a ceramic tiled worksurfaces. 1 ½ bowl stainless steel sink with mixer tap. Plumbing for washing machine. Integrated oven and ceramic hob with extractor canopy above. Ceiling downlighters. Radiator. Ceramic tiled floor. Stable door to rear porch with ceramic tiled floor and two doors to the outside. Door to:

Utility Room

2.88m x 2m (9'4 x 6'5)

Fitted with a range of matching units to the kitchen. Stainless steel sink. Plumbing. Wall mounted controls for solar panelling. Ceramic tiled floor.

First Floor Landing

Hatch to loft space. Built in airing cupboard with lagged hot water tank with immersion heater.

Bedroom 1

4.33m x 3.13m excluding door recess (14'2 x 10'3)

Two built in wardrobe cupboards with hanging rails. Door to:

En-Suite Shower Room

Shower cubicle with Mira shower. Pedestal wash hand basin with mixer tap. Low flush w.c. Extractor fan. shaver light.

Bedroom 2

4.72m x 3.12m (15'5 x 10'2)

Double aspect room with side and rear views. Two radiators. Large built in double wardrobe cupboard with hanging rail and shelving.

Bedroom 3

3.84m x 2.91m (12'6 x 9'5)

Radiator. View over the garden to the rear with the countryside in the distance. Built in deep wardrobe cupboard. Radiator.

Bedroom 4

3.63m x 2.35m (11'9 x 7'7)

View over the rear garden. Radiator.

Bathroom

White suite of panelled bath with mixer tap. Low flush w.c. Bidet. Pedestal wash hand basin with mixer tap. Shower cubicle with Aqualisa shower. Glass screen and tiled walls. Shaver light. Part tiled walls. Radiator.

Outside

The property is approached through double five bar gates on a private driveway allowing parking for numerous vehicles. The driveway extends to a gated courtyard at the rear which has a brick pavia surface.

Double Garage

7.25m x 4.95m (23'8 x 16'2)

Vaulted roof. Two up and over doors. Light and power. Adjoining the garage is an open **car port**.

The remaining part of the courtyard is given over to a garden area which is paved with a centre feature with mature shrubs and trees. Timber garden shed. In the far corner is the calor gas tank for the central heating. The main garden is to the front of the property and comprises an area of chippings directly in front of the property with pathway leading to the front door and the remaining garden is given over to grass enclosed by mature shrubs and trees and is fenced on three sides, beyond which are views of open countryside. There is a timber summerhouse and hexagonal aluminium framed greenhouse.

Services: Mains water and electricity. Private drainage. Calor gas central heating. Solar panels. uPVC

Energy Performance Certificate: D

Council Tax Banding: E

Directions

From Bideford proceed on the A386 towards Torrington and after 2 miles at Landcross (by the former chapel) turn right signposted Buckland Brewer, Littleham and Bradworthy. Continue for a further 3 miles until reaching Hooper's Water (with red letterbox on the right hand side) and here turn left signposted Buckland Brewer. Proceed towards the village (Tower Hill) taking a left hand turn before the village into Mill Lane (unmarked but signposted 'Unsuitable for HGV's'). The property can be found after 200 yards or so on the right hand side.

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