



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		77
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E	54	
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 



Town Farm Court Shirwell

- Barn Conversion
- 5 Bedrooms
- Parking
- Outbuilding
- Large Garden and Paddock
- Rural Outlook in Peaceful yet Convenient Location
- South Facing
- Employed or Retired Preferred
- No Pets. No smokers
- Available June
- EPC Rating D



These particulars have been prepared for guidance only. We have not carried out a detailed survey, not tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that contents shown are included in the sale.



Substantial 5 bed attached Barn Conversion situated in this popular village which provides excellent access to the town centre and hospital, with easy access to Exmoor, Lynton and Lynmouth. Part of a conversion of old barns, the approach is through a communal courtyard. Front door into hallway, spacious lounge with arched window providing good light, central fireplace, dining room, modern fully fitted kitchen, utility room and separate WC. Upstairs is a master bedroom and 4 other bedrooms. The 5th bedroom is suitable as a study. The property has had the garage converted to an office, so provides an ideal opportunity as a home working space. Ample parking to the front and side. Large garden with lawned area and a paddock of approximately 1 acre. Outbuilding for storage. Rural outlook and southerly facing. Available June. No smokers. No Pets. Employed or retired preferred. Rent £1350 and Deposit £1555. EPC Rating D.

HALLWAY

with large single exposed ceiling beam, and stairs to first floor. Double door leads into

LOUNGE

6.82m x 4.98m (22' 5" x 16' 4")
Spacious room with arched window and double doors to garden. Central stone fireplace with open fire. Wall lights.

DINING ROOM

2.62m x 4.97m (8' 7" x 16' 4")
Light room with large exposed ceiling beams. Arched window with outlook onto garden and fields beyond.

KITCHEN

4.96m x 3.00m (16' 3" x 9' 10")
Fully fitted high quality kitchen with extensive range of cupboards and drawers and granite worksurfaces. Integrated electric hob, integrated double oven and microwave. 1 1/2 bowl enamel sink. Integrated fridge and freezer. Arched window with outlook to garden and fields beyond.

UTILITY ROOM

3.88m x 2.25m (12' 9" x 7' 5")
Belfast sink unit with cupboard and drawers. Plumbing for washing machine. Cupboard space.

SEPERATE WC

WC, sink unit and cupboard.

Back door to side access.

OFFICE

4.77m x 4.10m (15' 8" x 13' 5")
This office/study/playroom is separate from the main house with its own access. Provides a useful additional room. Outlook onto the garden and countryside beyond. Houses boiler.

Upstairs from entrance hall to landing. Extensive area with airing cupboard and room off.

BEDROOM ONE

5.25m x 2.90m (17' 3" x 9' 6")
Double room with dual aspect and excellent countryside views. ENSUITE - in the process of being refurbished.

BEDROOM TWO

2.89m x 3.95m (9' 6" x 12' 12")
Double room with outlook to countryside views.

BEDROOM THREE

3.97m x 3.42m (13' x 11' 3")
Double room, loft access. Countryside views.

BEDROOM FOUR

4.32m x 3.12m (14' 2" x 10' 3")
Double room, dual aspect with outlook to front and side garden area.

BATHROOM

3.28m x 2.12m (10' 9" x 6' 11")
Wood panelling to the walls, with bath and shower over, WC. Sink unit with cupboard under.

BEDROOM FIVE/STUDY

2.06m x 2.66m (6' 9" x 8' 9")
Single room and ideal as a study. Sloping beamed ceiling.

OUTSIDE

Approached via a communal courtyard, leading to the side of the property ideal for car parking with old barn, useful for storage. To the front is a paved area for either parking or a seating area. Level lawned area with access to paddock (approx 1 acre).

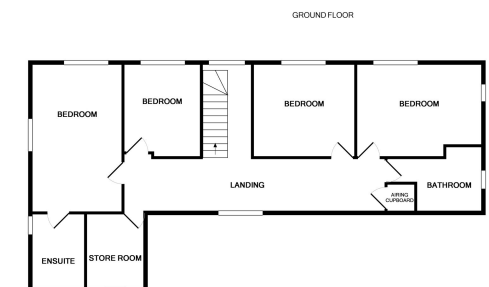
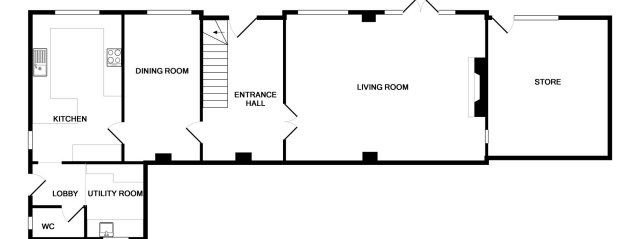
SERVICES

Mains Electric and Water, Oil heating. CTB 'E'

Agent Note: Mitigation works have taken place for Radon. Testing will be in place and required works carried out if necessary.

DIRECTIONS

Take the A39 from the centre of Barnstaple towards Lynton and Lynmouth, past the hospital and towards Shirwell. At the village of Shirwell turn right towards the school and drop down into the main village. In the centre of the village turn left and then left again is cluster of converted barns named Town Farm. The property is in the left on the south side.



While every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of stairs, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan and floor plan are provided as a guide only and should not be used as a basis for any purchase or other transaction. The accuracy of the floor plan is not guaranteed and no guarantee is given as to their accuracy or efficiency. See also the EPC.

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