



- 3 Bed Spacious Barn Conversion
- Beamed Ceilings
- Parking and Garden
- EPC Rating D

- Open Plan Living Area
- Fully Fitted Kitchen
- Available Now

The Shippen Humes Farm, Bradiford, BARNSTAPLE, Devon, EX31 4AW

Very attractive opportunity situated in a private location, just on the fringe of Barnstaple in the popular Bradiford area. A very quiet setting with countryside close by. Approached via a private drive into a large garden with ample parking.

Entrance into a large open plan living area, with kitchen, dining area and lounge area. upstairs to landing, 3 bedroom of good sized and a family bathroom. Good quality throughout with double glazing and gas central heating. There is a large sun terrace which is accessed by double doors from the living area. There is an additional grassed paddock area, total garden about 1/3 an acre (the owner has a maintenance program for the garden)

Entrance

Front door into:

Kitchen

3.46m x 5.75m (11' 4" x 18' 10")
Fully fitted modern kitchen with dining area.

Open Plan to lounge

4.94m x 5.68m (16' 2" x 18' 8")
Beamed ceiling, double door to extensive patio area.

First Floor

Bedroom One

3.12m x 3.84m (10' 3" x 12' 7")
Beamed ceilings, fitted wardrobe.

Bedroom Two

3.14m x 4.35m (10' 4" x 14' 3")
Twin room with fitted wardrobes.

Bedroom Three

2.46m x 2.83m (8' 1" x 9' 3")

Bathroom

2.07m x 2.43m (6' 9" x 8' 0")
Walk in shower cubicle, bath, sink and W.C

Outside

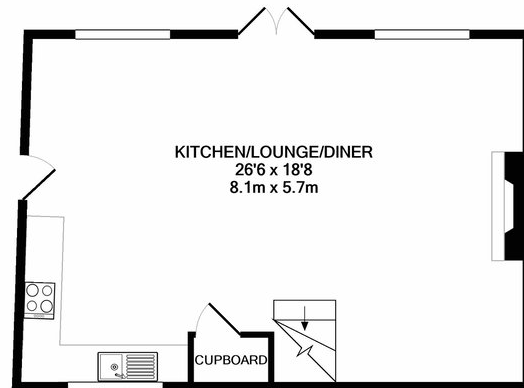
Approached via a private gated driveway. Ample parking, extensive south facing patio area with lawned area. flower beds, Level paddock area.

Services

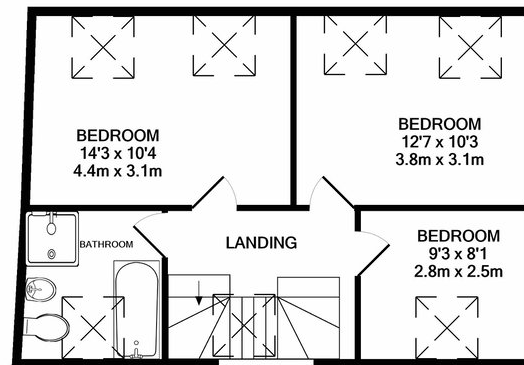
Council tax band D

Directions

From Barnstaple, head towards Pilton, drive along Under Minnow road, leading into Bradiford Road with the Windsor Arms on your right, down hill, cross over small bridge. Shortly on your right there is a sign on a wall 'Lions Mill'. Turn in right and drive through large gate posts. The Shippen is shortly on your left, through gate.

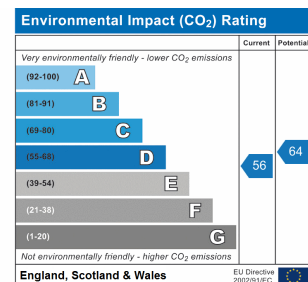
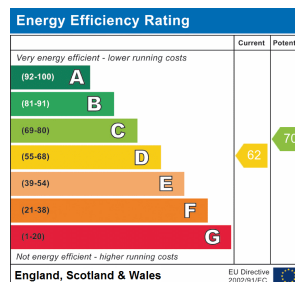


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