

Brayford, BARNSTAPLE

£795 pcm

John
Smale & Co.

Chartered Surveyors | Residential & Commercial Consultants



- Hallway
- Luxurious bath and shower room
- Open Plan Lounge/kitchen/diner
- 2 Car Parking Spaces
- Stunning views
- 3 Miles from A361
- Two double bedrooms with wardrobes
- Study area/landing
- Enclosed patio Garden
- Access to approx. 2 further acres
- Dog Friendly
- Rural and idyllic

Available Now
RICS CHARTERED SURVEYORS



Malles Barn Brayford, BARNSTAPLE, Devon, EX32 7QB

Nestled in the undulating hills around Brayford in some of North Devon's most outstanding countryside; is this rare gem a two bedroom Barn Conversion with stunning views; its own enclosed rear garden adjoining open land and close to the Tarka Trail, therefore ideal for dog walking, peace and tranquility.

Ideal Shooting lodge as located in the centre of all Devon's major shoots at Castle Hill, North Molton and Buttery.

The property has the bedrooms and luxury bathroom on the ground floor and living accommodation and access out to the garden on the first floor level. There is parking for two vehicles. Available Now

There is a £55pcm service charge for private water, drainage and external maintenance.

Entrance Hall

Front door, stairs to first floor, tiled floor, storage radiator, step up to

Inner Hall

Inset spot lights, latch doors to:

Bedroom

4.00m x 2.79m (13' 1" x 9' 2") Window to the front as stable door, fitted wardrobes and display shelving, storage radiator, inset lighting, tiled floor

Bedroom

3.32m x 2.75m (10' 11" x 9') Window as stable door to front, fitted wardrobes, shelving, inset spot lights, display shelving, storage radiator

Bathroom

4.37m x 2.51m (14' 4" x 8' 3") Luxury bath and shower room with a free standing bath with shower attachment, shower cubicle and shower unit, airing cupboard, vanity basin with inset dresser. frosted stable door window to front, Velux window to ceiling, inset spot lights, electric heated towel rail

Landing

4.08m x 2.37m (13' 5" x 7' 9") Stable door style windows to front and rear, Velux window to side, an ideal study area

Open Plan Lounge/kitchen

7.68m x 4.01m (25' 2" x 13' 2") A delightful room with 4 Velux Windows, Twin A Frames, stripped flooring, 2 storage radiators, two large doors onto garden, wood burner, kitchen area with wall and base units, work surfaces, one and a half sink unit, fitted fridge, electric oven and hob, washer/dryer

Private Garden

Patio garden, dog safe, outstanding views, gate onto additional land for dog walking etc., steps down to side and frontage

Parking

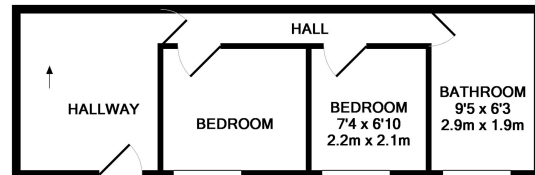
Tarmac hard standing for two vehicles to the side of Landlords Garages

Services

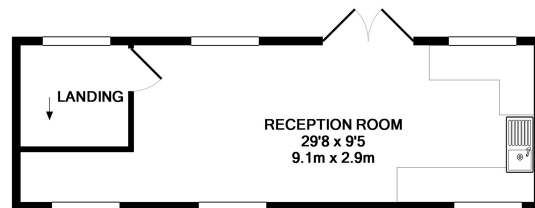
Mains water and electricity, electric heating and a wood burner monthly service charge of £55pcm for water, drainage and external maintenance

Directions

From Aller Cross (South Molton) take the first exit, coming from Barnstaple, towards Coombe Martin and Woolacombe. After approximately 3 to 4 miles at the bottom of a valley, cross the small bridge on an 'S' bend and after 50m turn right signposted Popam. (if using a Sat Nav: it will take you to a cross roads at this point please make sure you take the direction of Popam) Proceed up the hill and after 100m the Barn and car park is on the left hand side. Please come to the main House across the road, Bears Rock and the Landlord will escort you to the property.



GROUND FLOOR



1ST FLOOR

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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.

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