



Bridge Farm, Burrington, Devon, EX37 9JS







## Bridge Farm, Burrington, Devon, EX37 9JS

### Offers Over £340,000

Enjoying stunning and far reaching rural views, this charming barn conversion has been painstakingly refurbished throughout and cleverly combines the best use of technology (almost every aspect of running the property can be managed from your mobile phone) whilst still retaining all of the character and charm of the original building. The accommodation is accessed via a sliding double glazed door opening onto the OPEN PLAN LIVING/DINING/KITCHEN SPACE, a stunning double aspect room with far reaching country views to one side and picture windows overlooking the quiet and hardly used country lane to the other. The exposed stone wall, characterful ceiling and flagged stone floor add to the unique feel of the property, and the underfloor heating and gas fire (which could be changed for a wood burning stove) take care of the practicalities. The high quality FITTED KITCHEN has been cleverly designed to make the best use of the available space and offer attractive wood block work top, range of storage, housing for the central heating GRANT boiler (approx. 2 years old) as well as the induction hob with double oven beneath, integrated washer/dryer and built-in fridge freezer. The INNER LOBBY gives access to the SECOND BEDROOM with beamed ceiling, imported vintage timber floor, picture window overlooking the quiet lane and the EN-SUITE SHOWER ROOM with exposed ceiling beam, glass screened shower, W/C, basin and towel radiator. At the end of the lobby is the MASTER BEDROOM with high beamed ceilings, exposed stone wall, imported period timber floor and picture window. The EN-SUITE BATHROOM offers a sumptuous bath tub, designer heated towel rail, basin and W/C, exposed stone and beamed ceiling.

OUTSIDE, the property is approached off of the quiet lane via gated entrance to PARKING AREA shared with the two neighbouring properties. Whilst a pedestrian gate gives access to the lovely COTTAGE GARDEN with lawn, patio seating area and attractive borders. The garden enjoys a STUNNING RURAL OUTLOOK across the valley to the fields and woods beyond and offers a delightful backdrop that will change throughout the seasons. The current owners enjoy permissive use of the adjoining field for dog walking etc.



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Charming And Quiet Rural Location  
Stunning Far Reaching Countryside Views  
Charming Barn Conversion Full Of Character  
Painstakingly Detailed Refurbishment  
Offered In Immaculate Order Throughout  
Cosy Living Space With Fire  
High Quality Fitted Kitchen  
Exposed Stone Walls And Beamed Ceilings  
Flagged Stone Floors And Reclaimed Timber Throughout  
Two En-Suite Double Bedrooms  
Underfloor Heating  
Charming Garden With Countryside Views And Parking



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## Kitchen/Living Area

16' 5" x 15' 11" (5.00m x 4.85m)

## Inner Hallway

11' 6" x 3' 7" (3.51m x 1.09m)

## Bedroom One

12' 5" x 8' 10" (3.78m x 2.69m)

## En-Suite Bathroom

7' 0" x 6' 4" (2.13m x 1.93m)

## Bedroom Two

11' 1" x 7' 8" (3.38m x 2.34m)

## En-Suite Shower Room

7' 2" x 3' 9" (2.18m x 1.14m) 7' 2" x 3' 9" (2.18m x 1.14m)

## Outside

The property is approached off of the quiet lane via gated entrance to the parking area, which is shared with the two neighbouring properties. Whilst a pedestrian gate gives access to the lovely cottage garden with lawn, patio seating area and attractive borders. The garden enjoys a stunning rural outlook across the valley to the fields and woods beyond and offers a delightful backdrop that will change throughout the seasons.

## SERVICES

Services: Mains Electricity, LPG Gas, Oil Fired Heating, Private Drainage, Borehole Water.

Council Tax Band: B.

Please note: Council Tax bandings can be reassessed after a change of ownership. For further information please contact the local authority.

EPC Energy Rating: C.

## DIRECTIONS

To locate, please follow Sat Nav ref EX37 9JS.

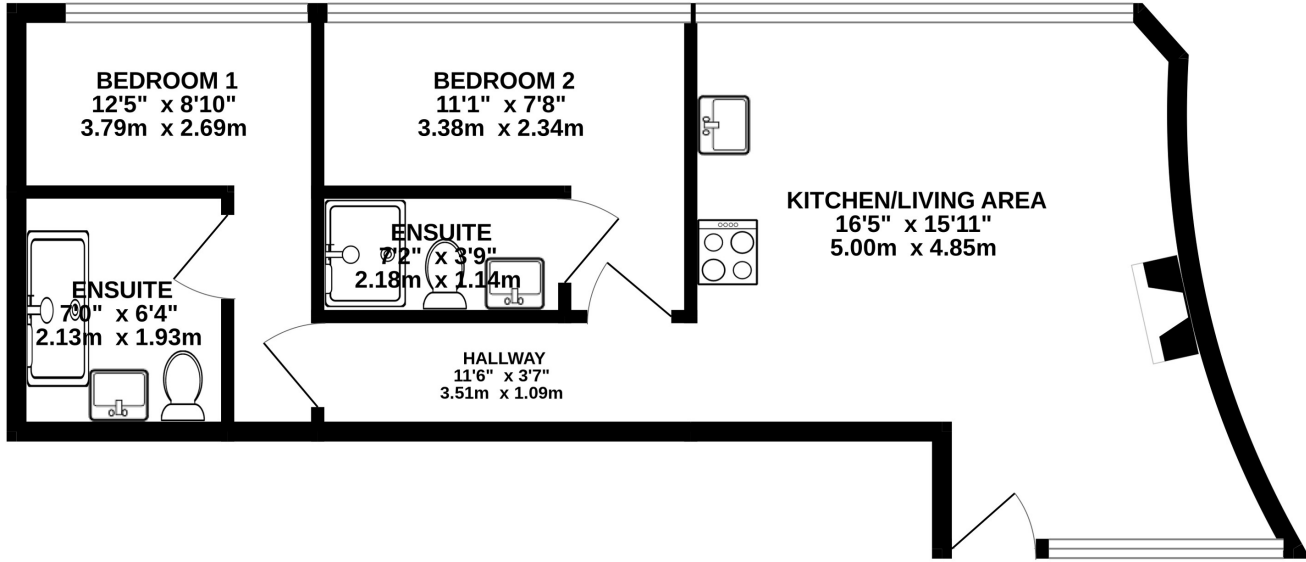


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GROUND FLOOR  
630 sq.ft. (58.5 sq.m.) approx.



TOTAL FLOOR AREA : 630 sq.ft. (58.5 sq.m.) approx.

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