



Shillingford, Tiverton, EX16 9AU

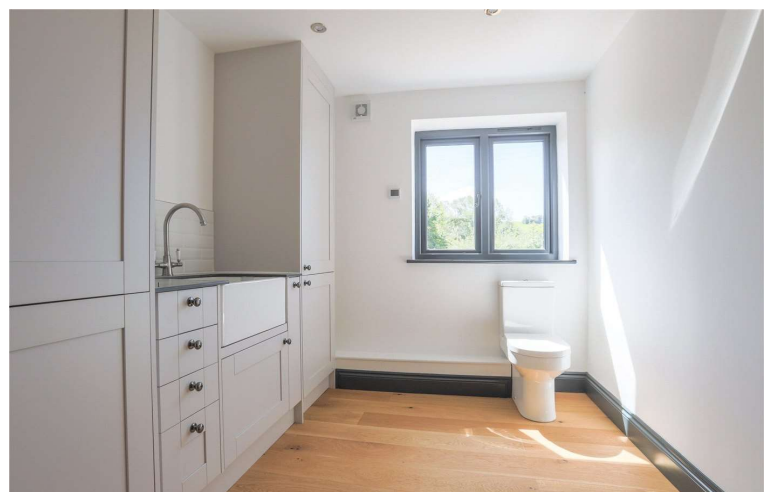
Elms Barn is an impressive detached four bedroom barn conversion located in the charming village of Shillingford. NO ONWARD CHAIN.

Winkworth

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DESCRIPTION:

Elms Barn is a newly renovated contemporary barn conversion, offering spacious living accommodation. This property has been future proofed with energy efficiency in mind and built to a high specification throughout.

Shillingford is a village two miles northeast of Bampton on the River Bathern in Mid Devon, close to the border with West Somerset. Bampton village offers some delightful shops, pubs, restaurants, a 15th century church, and doctors' surgery. Exmoor is nearby and provides picturesque walks and stunning scenery.

You enter the property via the entrance hall, on your left is the sitting room, this room has dual aspect windows, oak flooring, and log burner. The underfloor heating throughout the ground floor provides instant warmth during the colder months. The downstairs utility/cloakroom comprises of WC, hand basin, grey wall and base units and boiler. The open plan kitchen/diner provides the perfect space for the family to gather, with integrated appliances such as fridge/freezer, double oven, electric hob, microwave, and dishwasher, this then allows plenty of space for a family size dining table. An island is located in the centre of the kitchen for additional worktop space. The oil fed Rayburn is a highly efficient combined heating and cooking system and a great asset to any kitchen. The pantry provides ample storage for all those kitchen essentials. Double French doors lead directly out onto the garden, from here you can enjoy the picturesque countryside views surrounding you. The kitchen really has the wow factor and a great space to entertain family and friends.

First Floor: -

A U-shaped staircase with glass panels leads you up to the first floor. Located upstairs are four double bedrooms, two of which have ensuites. Bedroom one and two both have ensuites. The ensuites have shower cubicles, modern white tiles, black contemporary fixtures, and fittings. Bedroom one also comes with fitted wardrobes. Bedroom three and four are both good size double rooms with windows facing the rear aspect. The office/playroom has large Velux window keeping the room light and bright, this is a fantastic space and a real feature to this property. The family bathroom has a free-standing bath with separate shower, WC, hand basin and Velux window, serving the remaining bedrooms.

OUTSIDE:

A gravel driveway leads you to the front of the property, here there is enough room to park a number of cars. The garden is mainly laid to lawn with a large patio area directly behind the barn. A bat barn is located at the bottom end of the garden. The garden spans approx. 1 acre and has a multitude of uses.

Services: Oil central heating, mains electric, water and sewage.

Broadband: You are likely to get limited coverage (checked on Openreach 03.04)

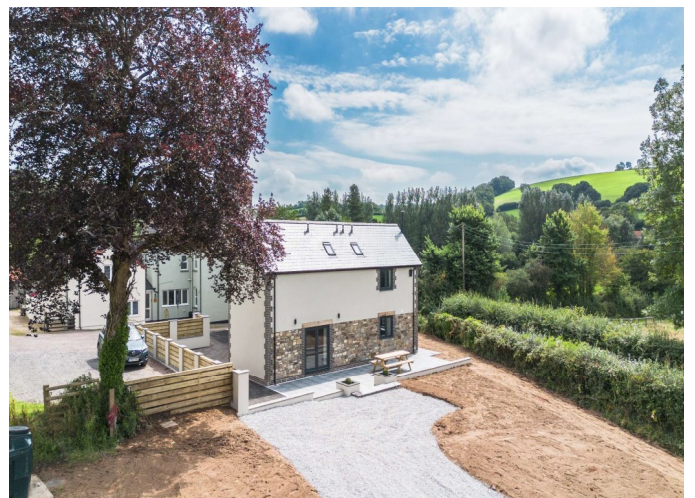
Mobile Signal: You are likely to get good coverage (checked on Ofcom 03.04)

Tenure: Freehold

Council Tax Band F

Directions:-

what3words:- quibble.lorry.cakewalk



AT A GLANCE:

Four Bedrooms

Two bedrooms fitted with ensembles

Underfloor heating

Enclosed rear garden

Electric car charge point

Log burner

Rayburn

Off road parking

PROPERTY INFORMATION:

Freehold

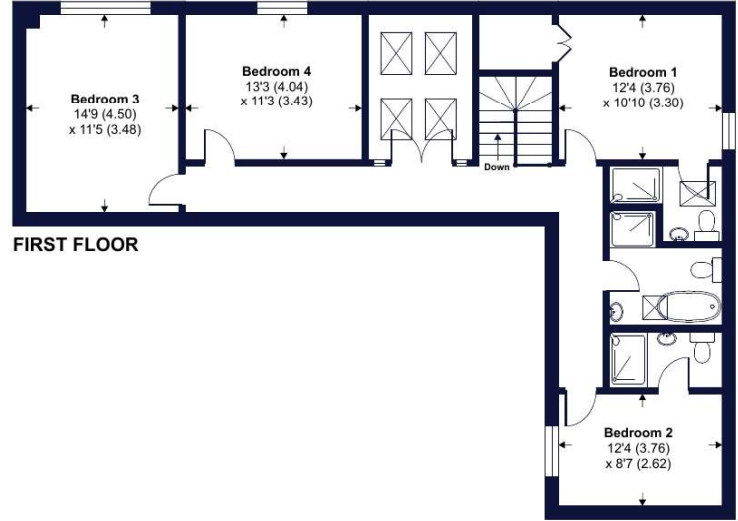
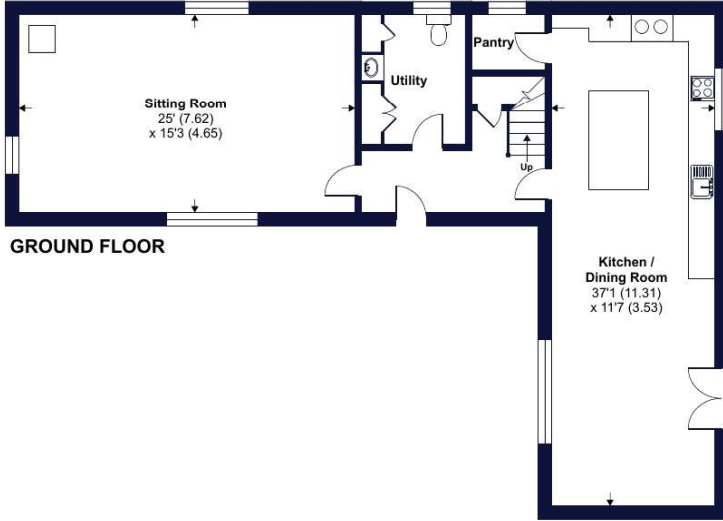
Council tax Band: F

Mains electric, gas, water and drainage.

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Approximate Area = 2120 sq ft / 196.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Winkworth. REF: 990308

Winkworth

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
A (92+)	
B (81-91)	84
C (69-80)	
D (55-68)	64
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.

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