



## New House, Barn Hill, Down St Mary, EX17 6EF

Guide Price £375,000

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# New House

Barn Hill, Down St Mary

- Detached 3 bedroom house built in 2007
- Beautifully presented inside and out
- Stunning countryside views
- Village location
- Master ensuite
- Generous living spaces
- Ample parking and attached garage
- Landscaped rear garden
- Less than 2 miles to the nearest train station
- Being sold with no onward chain

Just look at the location! Right in the heart of Down St Mary, a pretty mid Devon village which isn't too far off the beaten track. In fact, only a short distance away is the A377 giving great road access and the stunning Tarka Line which links Exeter and Barnstaple via rail is within easy reach too. Surrounded by stunning rolling hills, it's a bit of a hidden gem.



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New House, as the name may suggest was a more recent build. Completed in approx. 2007, it's a great sized detached house, boasting over 1250 sqft of accommodation (plus integral garage) which is significant for a 3 bedroom home and this shows in the generous room sizes throughout. The current owners have greatly improved the house since their ownership with an internal renovation and an overhaul of the rear garden. The house itself is well insulated, all up to date with mains gas central heating (a bonus for a Mid-Devon village), uPVC double glazing and is beautifully presented with little for a new owner to do.

On the ground floor is a welcoming hallway with a useful ground floor WC and then doors lead to the living room with it's attractive open fire, which runs front to back, with a window to the front and double doors opening onto the rear patio. There's a good sized kitchen/dining room which is a wonderful social space which again opens onto the rear patio. It's worth noting that the garage is adjacent to the kitchen and it maybe possible (stp) to knock through to create additional living space or a utility room. A turning staircase leads to the first floor landing with a fantastic study area on the landing and built in storage. The first floor is also home to the 3 bedrooms, all doubles and the master having its own ensuite shower room and making the most of those stunning views, what a great way to wake up!





Outside, to the front is an area of lawn and off-road parking for 2/3 vehicles and this leads to the attached garage with rear pedestrian door. There's access to the sides to reach the rear and a useful store has been built to one side, creating additional storage space. The rear courtyard garden is beautifully presented with a mix of decking and paving and retaining sleeper walls to add character and a softer feel. It's a great entertaining space and accessible from the living room or kitchen, it's very useable all year round (weather permitting!).

So if you're looking for a spacious house in a pretty Devon village, one with mod-cons and good room sizes, plus those incredible views, the New House could be for you.

The property is being offered for sale with No Onward Chain!

Please see the floorplan for room sizes.

Current Council Tax: Band D – Mid Devon 2024/25- £2351.51

Utilities: Mains electric, gas, water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Septic tank

Heating: Mains gas central heating

Listed: No

Tenure: Freehold

DIRECTIONS : For sat-nav use EX17 6EF and the What3Words address is [///round.workshops.manly](https://www.what3words.com/round.workshops.manly)

but if you want the traditional directions, please read on.

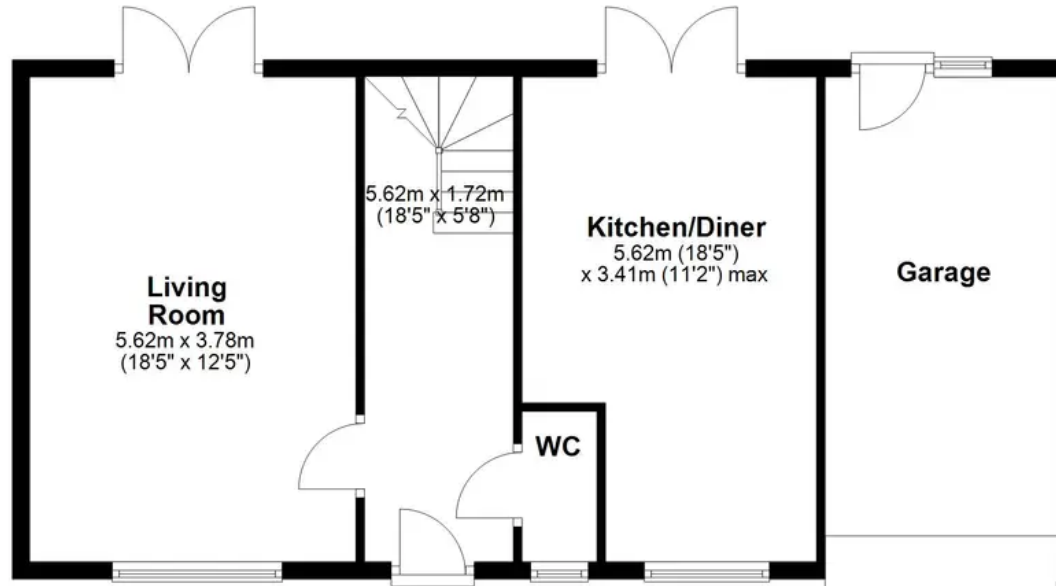
From the A377 at Morchard Road, turn into Union Hill (opposite the Devonshire Dumpling) and leave Morchard Road, up the hill towards Down St Mary. When entering the village, turn left into Barn Hill and the property will be found on the right hand side.





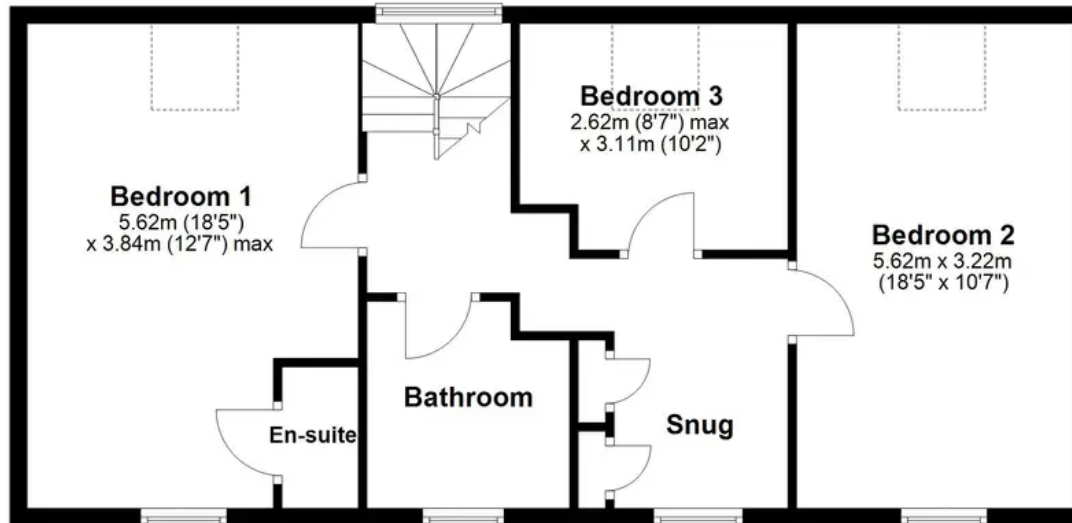
### Ground Floor

Approx. 66.8 sq. metres (719.4 sq. feet)



### First Floor

Approx. 68.1 sq. metres (733.5 sq. feet)



Total area: approx. 135.0 sq. metres (1452.9 sq. feet)





## Helmores

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