



West of 

**Blackheath Court**  
Powderham    £750,000

# Blackheath Court

## Powderham £750,000

The Long Barn is a beautiful bespoke character property with attached annexe nestled in the countryside on the edge of the Powderham Estate and perfectly located for access to the coast, city of Exeter and major road network. This wonderful property offers versatile living accommodation with large spacious rooms and would suit a multi-generational family home. The property features on the ground floor; two large reception rooms, plus an additional room which could be a ground floor bedroom or family room etc, large kitchen/breakfast room, utility and cloakroom. On the first floor are five double bedrooms - master bedroom with en-suite and a family bathroom. The property also benefits from an annexe situated over the garages which has its own entrance and features a spacious living area and shower room. The property has a double garage which is accessed from the lane, plus large private garden and lovely paved courtyard garden. Residents also have the use of the shared gardens, barbeque area and tennis court.

Wonderful character property with attached annexe |  
Five/six bedrooms | Two large reception rooms | Large  
kitchen/breakfast room | Utility room and cloakroom |  
Master bedroom with en-suite | Family bathroom | Large  
private garden and courtyard garden | Use of communal  
gardens and tennis court | Double garage

#### PROPERTY DETAILS:

##### APPROACH

Front door to entrance hallway. Outside light.

##### ENTRANCE HALLWAY

Quality oak flooring. Solid oak doors to cloakroom and dining room. Recess spotlights.

##### CLOAKROOM

7' 0" x 6' 5" (2.13m x 1.96m) Window to front aspect. White suite comprising; low level w.c. and pedestal hand wash basin. Radiator. Coat hanging space.

##### DINING ROOM

24' 6" x 13' 1" (7.47m x 3.99m) Wonderful light and spacious room with three windows to rear aspect and outlook over the adjoining fields and countryside. Quality oak flooring. Exposed ceiling timber. Two radiators. Recess spotlights. Stairs to first floor. Door to understair storage cupboard. Solid oak doors to living room and kitchen/breakfast room.

##### LIVING ROOM

22' 1" x 15' 3" (6.73m x 4.65m) Attractive and spacious living room with large Upvc double glazed window to side aspect and outlook over the central communal courtyard, plus Upvc double glazed french doors opening onto the garden. Two radiators. Feature fireplace with fitted woodburning stove set on slate hearth. TV and telephone points.

##### KITCHEN/BREAKFAST ROOM

20' 5" x 20' 2" (6.22m x 6.15m) Bright double aspect room with two windows to rear aspect with outlook over the adjoining fields and countryside, plus a small high level slit window and wonderful arched window to the front with outlook over the private courtyard garden. Fitted kitchen with range of bespoke base units in cream finish. Solid oak worktop with tiled surround and inset butler sink with carved drainers. Large centre island with matching solid oak worktop with a range of cupboards and shelving under. Fitted Rangemaster cooker with ceramic hob. Space and plumbing for dishwasher. Space and for freestanding fridge/freezer. Two radiators. Tiled floor. Recess spotlights. Floor standing LPG Worcester boiler. Two steps up to rear entrance lobby.

##### REAR ENTRANCE LOBBY

Double solid oak doors to family room/sixth bedroom, and further oak door to the utility room. Part glazed stable style door to private courtyard garden.

##### MULTI-USE ROOM/SIXTH BEDROOM

18' 2" x 13' 5" (5.54m x 4.09m) Another wonderfully sized room offering a multitude of uses with two windows to rear aspect with outlook over the adjoining fields and countryside. Radiator. TV point.



#### UTILITY ROOM

12' 2" x 6' 6" (3.71m x 1.98m) Window to front aspect with outlook over the private courtyard garden. Range of bespoke fitted base, wall and larder cupboards in light green finish. Solid oak worktop with tiled surround and inset stainless steel sink. Space and plumbing for washing machine and dryer. Tiled floor. Coat hanging space. Radiator. Door to garage.

#### FIRST FLOOR

##### STAIRS/LANDING

Stairs from the dining room to a light and spacious first floor landing with large Velux ceiling window. Exposed ceiling timbers. Radiator. Doors to bedrooms and bathroom.

##### BEDROOM 1

20' 5" x 18' 3" (6.22m x 5.56m) (plus deep door recess, some height restriction) Beautiful master bedroom with exposed beams and timbers. Three large Velux ceiling windows, plus a window to the front with outlook over the gardens - offering lots of light. Radiator. Spotlights. TV point. Door to en-suite.

##### EN-SUITE BATHROOM

10' 1" x 8' 0" (3.07m x 2.44m) (max, plus some height restriction) Spacious en-suite with window to front aspect and outlook over the private courtyard garden. White suite comprising; low level w.c., hand wash basin set in vanity unit with cupboard under, and bath with tiled surround, electric shower and glass folding door. Quality wood effect laminate floor. Recess spotlights. Shaver point. Radiator.

##### BEDROOM 2

20' 1" x 7' 9" (6.12m x 2.36m) Further spacious double bedroom with two large Velux ceiling windows. Some exposed beams and timbers. Two radiators. TV point.

##### BEDROOM 3

12' 5" x 9' 4" (3.78m x 2.84m) Spacious double bedroom with window to rear aspect and outlook over the adjoining countryside, plus Velux ceiling window. Radiator.

##### BEDROOM 4

12' 5" x 9' 4" (3.78m x 2.84m) Spacious double bedroom with window to rear aspect and outlook over the adjoining countryside, plus Velux ceiling window. Radiator. Telephone point.

##### BEDROOM 5

10' 0" x 9' 3" (3.05m x 2.82m) Further spacious bedroom with Velux ceiling window. Radiator.

##### BATHROOM

14' 8" x 6' 3" (4.47m x 1.91m) (max with some height restriction) Window to front aspect. White suite comprising; low level w.c., hand wash basin set in vanity unit with cupboard under, bath with tiled surround, mixer tap with shower head attachment, and glass sliding door to tiled shower enclosure with mixer shower, fixed shower head and further handset. Exposed beams. Tiled floor. Underfloor heating. Part tiled walls. Recess spotlights. Victorian style radiator with chrome towel rail.

#### OUTSIDE

##### ANNEXE

Steps from the private garden lead up to the front entrance to the annexe with glass panel doors leading to the living room. Outside light.

##### ANNEXE LIVING ROOM

20' 5" x 17' 3" (6.22m x 5.26m) (narrowing to 11'0" (3.35m) (some height restrictions) Large L-shape double aspect room with windows to rear aspect and outlook over the adjoining fields and countryside and two further Velux ceiling windows. Two radiators. Recess spotlights. Glass panel door to shower room.

##### ANNEXE SHOWER ROOM

9' 7" x 6' 7" (2.92m x 2.01m) (some height restriction) Velux ceiling window. Coloured suite comprising; low level w.c., pedestal hand wash basin and tiled shower enclosure with electric shower over. Part tiled walls. Shaver point. Recess spotlights. Tiled floor. Radiator.

##### DOUBLE GARAGE

20' 5" x 17' 3" (6.22m x 5.26m) Twin up and over doors to large double garage with light and power. Internal door to utility room.

#### PRIVATE GARDENS

A real feature of the property is the wonderful private gardens which feature an enclosed courtyard garden with steps leading up to a large lawned garden with a sunny aspect. Gated access to the lane. Timber shed.

#### COMMUNAL GARDENS AND FACILITIES

The residents of Blackheath Court enjoy the use of the well maintained communal gardens including a central enclosed courtyard with water fountain and a residents barbecue area, as well as a tennis court to the rear of the development.

#### AGENTS NOTES:

The property is Freehold.

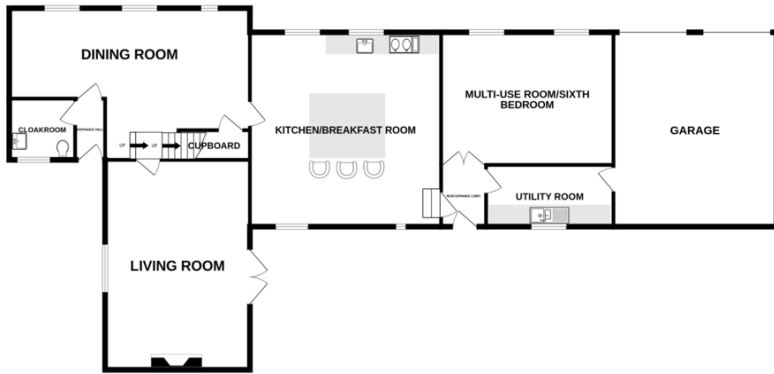
Council Tax Band: F - Teignbridge District Council

Utilities - mains water, LPG gas heating and private drainage system.

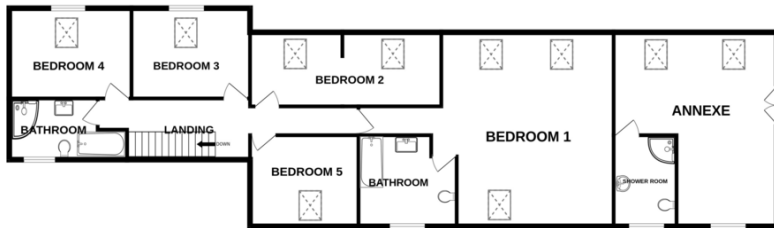
Maintenance charge for the communal spaces is £140 per quarter



GROUND FLOOR

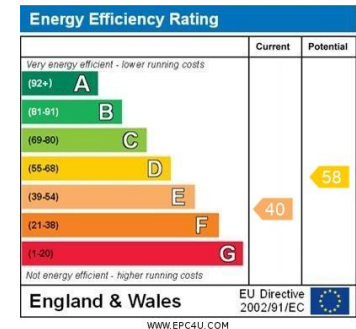


1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix C2024

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. West of Exe is a trading name for East of Exe Ltd. Reg. no. 07121967



**EXETER OFFICE**  
 18 Southernhay West Exeter EX1 1PJ  
 Tel: 01392 833999  
 enquiries@eastofexe.co.uk  
 www.eastofexe.co.uk

**EAST DEVON OFFICE**  
 61 Fore Street Topsham Exeter EX3 0HL  
 Tel: 01392 345070  
 enquiries@eastofexe.co.uk  
 www.eastofexe.co.uk

**WEST OF EXE OFFICE**  
 Main Road Exminster EX6 8DB  
 Tel: 01392 833999  
 enquiries@westofexe.co.uk  
 www.westofexe.co.uk