

Bridge Barn

Tiverton, Devon



Jackson-Stops
& Staff



People **Property** Places

A conveniently situated barn conversion with up to nearly 18 acres and canal-frontage.

Summary

- 2 large reception rooms
- Kitchen, separate breakfast room
- 5 bedrooms, one with en suite shower
- 2 family bathrooms
- Potential for self-contained annexe
- Office/studio, two garages
- Grounds of about 1.6 acre (0.64 ha.) running down to the Grand Western Canal
- Additional pasture and woodland of about 16 acres (6.55 ha.) if required

Situation

Bridge Barn is conveniently situated in an attractive semi-rural location, two miles to the east of the market town of Tiverton which has an excellent range of shops and facilities including a hospital, doctors surgeries, schools and a sixth form college. Blundells school and Tiverton golf club are within a few minutes drive. The M5 (J 27) is within about 4 miles, together with Tiverton Parkway which provides rail links to London Paddington. The university city of Exeter

is within about 14 miles and has its own international airport. The sea at Sidmouth is about 18 miles as the crow flies.

Description

Bridge Barn is an excellent conversion of a large, traditional farm building with thoughtfully planned accommodation under a pitched slate roof. Internally, the living accommodation, with solid oak floors, is at first floor level to take advantage of the views and natural light.

At this level is an impressive sitting room with natural oak floor, attractive woodburning stove and views across the surrounding farmland.

The kitchen has been fitted with natural beech cupboards under polished granite worktops.

A lovely breakfast room adjoins the kitchen and makes a superb sitting/dining area.

The second main reception room can serve either as a family room/formal dining room or as a self contained annexe in conjunction with a secondary staircase leading to bedroom 5 and its bathroom.

The gardens and grounds are a lovely feature of Bridge Barn with an attractive natural stone terrace which flanks the front elevation of the property, beyond which is a level lawned garden. The formal garden is bounded on two sides by the gravel entrance drive which, in turn, adjoins an expanse of level parklike gardens with mature trees. It extends to the Grand Western Canal and provides an impressive outlook from the house.



Accommodation

An arched wooden front door leads into an **Entrance porch** with windows to either side, timber bench seating, plenty of space for coats and boots and door with stained glass panels leading to a Reception hall with stairs to the

First Floor

Sitting room, an impressive space with four windows to the front and picture window to side enjoying views in a northerly and westerly direction across farmland, solid light oak flooring, exposed natural stone, an impressive high ceiling with exposed roof trusses, open fireplace with stove on a flagstone hearth.

Kitchen with range of units comprising solid granite worktops, wall and base fitted cupboards and drawers with beech-fronted doors, stainless steel sink with additional quarter bowl and mixer tap, space for fridge/freezer and dishwasher, beech fitted dresser with glass fronted cabinets, Rangemaster cooker with double fan assisted oven and separate grill together with warming drawer, halogen hob and extractor canopy with light over.

Breakfast room with windows to front and sides, deep oak window sills and two velux windows making this a lovely sitting place enjoying plenty of natural light and 180° countryside views from the Blackdown Hills to the east and the rolling Devon countryside to the north and west.

Formal dining/family room with oak floor, exposed roof trusses and secondary staircase down.

Ground Floor

Bedroom 1 with range of fitted wardrobes and cupboards and en-suite shower room having a heated towel airer, WC, pedestal hand basin

and tiled shower.

Family bathroom with panelled bath having shower over, WC, hand basin with cupboards under, heated towel rail.

Bedroom 2.

Bedroom 3.

Utility room with an extensive work surface, range of wall and base cupboards and drawers, stainless steel sink and mixer tap, space and plumbing for washing machine, Trianco oil fired central heating boiler for domestic hot water and central heating and high pressure Megaflo hot water storage tank.

Bedroom 4.

Secondary hall having panelled side entrance door with inset glazed fanlight and secondary stairs to first floor with understairs storage cupboard.

Bathroom 2 with panelled bath having Mira shower over, hand basin, low level WC, heated towel rail.

Bedroom 5.

Outside

The property is approached from Manley Lane, via a gravel driveway and five bar gate with natural stone retaining walls planted with ornamental shrubs. Near the house and drive is an attractive office or studio approached through a half-glazed door and comprising a spacious **home office**, 6.50m x 4.83m (21'4" x 15'10"), with fitted sink and part-glazed screen from a secondary **internal office** 3.71m x 1.83m (12'2" x 6'). There are fitted cupboards with sink and drainer above and a separate WC.

Adjoining the office are **two garages**, 8.64m x 5.03m (28'4" x 16'6"), with power, lighting and independent up and over doors.



At one side is a well screened drying area with the oil storage tank. Formal gardens extend beyond a flagstone terrace with lawned areas bounded by dry stone walls and planted with mature shrubs with a hedge on the boundary. The gardens extend to the north of Bridge Barn and are

bounded by the canal.

Opposite the house on the other side of Manley Lane is a good level pasture field of about 6.5 acres, also with canal frontage, and adjoining mature woodland, making a total optional extra of about 16.2 acres.



Property Information

Services: Mains water, electricity and drainage.
Oil fired central heating and hot water.

Local Authorities: Mid Devon District Council,
Phoenix House, Phoenix Lane, Tiverton EX16 6PP.
Tel. 01884 255 255.

Devon County Council, County Hall, Topsham
Road, Exeter EX2 4QD, Tel. 01392 382 000.

Contents, Fixtures & Fittings: Only those
mentioned in the brochure are included in the
sale. All others including carpets, curtains and
light fittings, mirrors, garden ornaments etcare
specifically excluded, but may be made available by
separate negotiation.

Viewing: Only by appointment with
Jackson-Stops & Staff's Exeter office:
01392 214 222

**For sale by private treaty with vacant
possession on completion.**

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APPROX. GROSS INTERNAL FLOOR AREA 2730 SQFT / 253.6 SQM



Directions

From junction 27 of the M5 follow the A361 dual
carriageway (North Devon link road) for about 4
miles until reaching the first exit for Tiverton.

At the top of the slip road, turn left at the
roundabout and proceed ahead at the next
roundabout with Homebase and Macdonalds
restaurant on the left. On reaching a third
roundabout, turn left into Blundells Road.

Continue along this road, passing Blundells school
and after about one mile, (having reached a left
hand turning for Tiverton Golf Club) turn right
into Manley Lane. Continue along Manley Lane
until reaching a bridge over the canal and the
entrance drive to Bridge Barn can be found on the
left hand side after about 100 yards.

Navigation by postcode is to EX16 4NJ.





Exeter 01392 214 222 exeter@jackson-stops.co.uk
10 Southernhay West Exeter EX1 1JG

jackson-stops.co.uk



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