



2 Higher Compton Barton, Marldon

Paignton

Guide Price £685,000



2 Higher Compton Barton

Marldon, Paignton

Situated within the exclusive and highly sought after 'Higher Compton Barton' development is this stunning four bedroom stone built barn conversion dating back to the 1830's and offering an exceptional opportunity to acquire a beautifully presented family home, blending original character features with contemporary style and comfort. The property, which is laid over three floors, impresses from the moment you enter, with exposed ceiling beams, flagstone flooring and charming architectural details that reflect its heritage. The spacious lounge features a stylish wood burner with a sleek stainless steel flue, creating a warm and inviting focal point for relaxing or entertaining. The fabulous kitchen and dining room is equipped with an excellent range of built in appliances, including an integrated fridge, freezer and dishwasher. There is a Rangemaster cooker incorporating an induction hob, along with an inset microwave oven. Boasting an excellent range of built-in kitchen units with granite work tops over, along with a central island with cupboards, a large wine rack and shelving, this open space is perfect for family meals and social gatherings.

Each of the four bedrooms is thoughtfully designed, with the principal bedroom benefiting from a fabulous range of built in wardrobes running the width of one wall with hanging rails and and shelving. This room also has a stylish and spacious en-suite shower room. There is an additional shower room on the first floor and a family bathroom on the lower ground floor. Other



GARDEN

The delightful gardens are approached via some stone steps to the front side of the property, which lead to lovely private gardens with laid to lawn areas enclosed by a stunning range of trees, shrubs, palms, rockeries, bushes and flowers. There is a wonderful summer house overlooking a large decked terrace being ideal for dining, entertaining or just relaxing and enjoying the beautiful countryside views. At the top of the garden there is a large timber garage/workshop. (Please note that there would be limited vehicular access to the garage, probably only suitable for a 4 wheel drive vehicle.) Agents Note: Please note that this Grade II listed property has oil fired central heating and a communal septic tank. There is an annual maintenance charge of £1500 which covers the communal areas, this is run by the owners Higher Compton Barton Management Ltd.

CAR PORT

2 Parking Spaces

Externally, the property enjoys a stone-chipped frontage which gives access to a covered car port with 2 allocated parking spaces. There is also a large garage/workshop at the top of the gardens, although driving to this area could be limited to a 4 wheel vehicle.



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The property is located approximately 2 miles from the sought after village of Marldon. The village offers many amenities including a primary school, a post office, a general store and two pubs, along with parks and lovely walks. The property enjoys a peaceful rural setting and is approached via a private drive via Moles Lane just off Hamlin Way in Torquay. Both the girls and boys Grammar Schools are located close by, along with Torbay Hospital and the popular Willows retail district.

Council Tax band: E

Tenure: Freehold

- Stunning and spacious grade II listed barn conversion
- Beautifully presented with many original character features
- 4 Bedrooms
- Stylish bathroom and two en-suite shower rooms
- Fabulous kitchen/dining room with an excellent range of built in appliances
- Picturesque rural setting with countryside views
- Delightful well planted gardens with summer house and fabulous decked terrace
- Large workshop/garage
- 2 car ports
- Viewing highly recommended



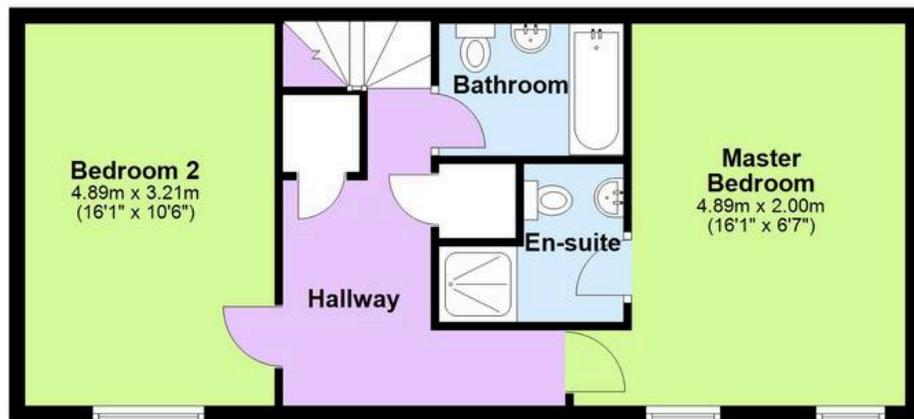


ABSOLUTE



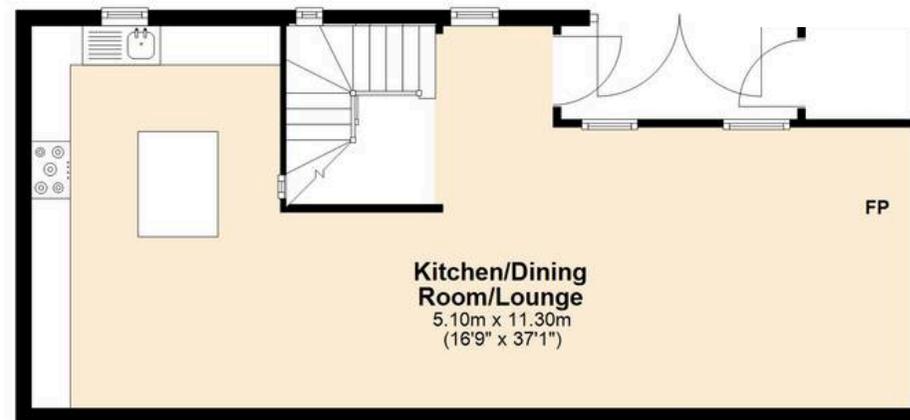
Lower Ground Floor

Approx. 55.3 sq. metres (595.3 sq. feet)



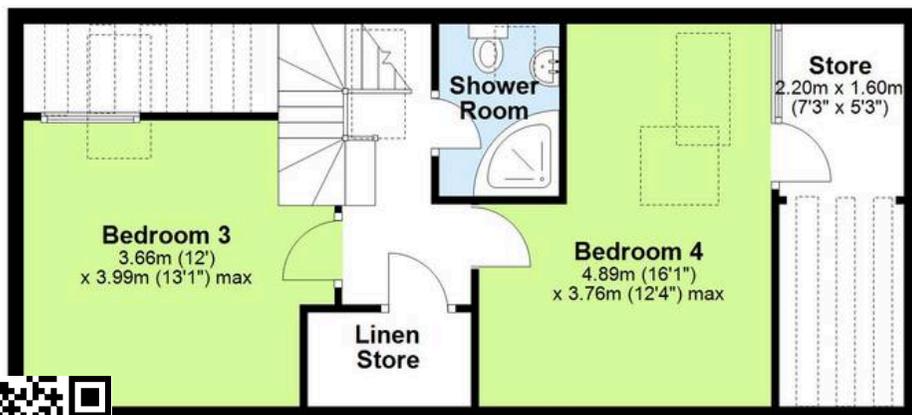
Upper Ground Floor

Approx. 55.3 sq. metres (595.0 sq. feet)



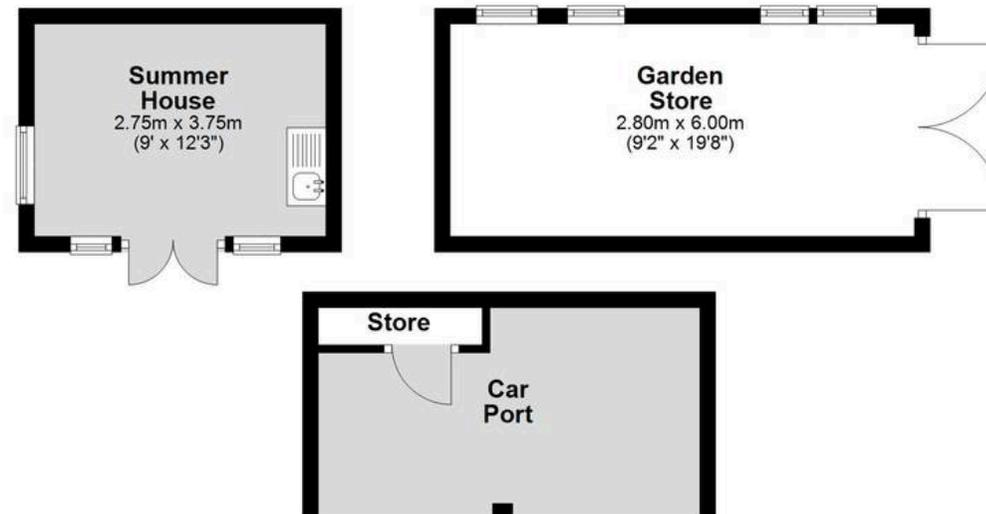
First Floor

Approx. 56.1 sq. metres (603.7 sq. feet)



Outside Spaces

Approx. 39.4 sq. metres (423.9 sq. feet)



Total area: approx. 206.0 sq. metres (2217.9 sq. feet)



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