



Branscombe Barn, Dir Tup

Roadhead, CA6 6PF

Tiffen & Co
estate agents 1893

Price £248,000 region

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Dir Tup is a development of new barn conversions. Branscombe Barn is a three bedroom detached property which has been developed to a very high standard and is now ready for occupation by its new owners. Located in Roadhead the setting for these properties could not be more peaceful with open views in all directions and the opportunity to purchase a large field in addition to the house. Giving the purchaser the option to stable horses here as well.

The accommodation as Branscombe Barn is as follows, Entrance hallway, open plan lounge and dining room with a central brick built chimney fitted with a double sided multi fuel stove and impressive staircase leading to the first floor, a quality fitted kitchen with integral goods, utility room, office/ study, three bedrooms one en-suite and also the family bathroom.

Externally this property has shared courtyard parking and also a good size garden to the rear offering fantastic open views in all directions. With Oil Central Heating and double glazed windows throughout. A fabulous family home in an idyllic countryside setting.



ENTRANCE HALL

OPEN PLAN LOUNGE & DINING ROOM
32' 09" x 12' 01" (9.98m x 3.68m)

KITCHEN
13' 03" x 12' 00" (4.04m x 3.66m)

BEDROOM
17' 06" x 12' 04" (5.33m x 3.76m)

EN-SUITE
8' 06" x 4' 01 1/2" (2.59m x 1.5m)

UTILITY ROOM
With wall & base units with space and plumbing for a washing machine & tumble dryer.

CLOAKROOM
With WC & wash hand basin.

STUDY
6' 08" x 8' 06" (2.03m x 2.59m)

BEDROOM
8' 11" x 10' 10" (2.72m x 3.3m)

BEDROOM
12' 01" x 12' 05" (3.68m x 3.78m)

BATHROOM
9' 02" x 5' 01" (2.79m x 1.55m)

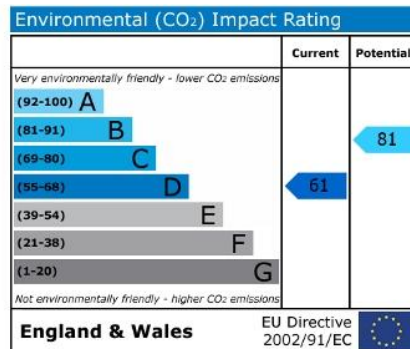
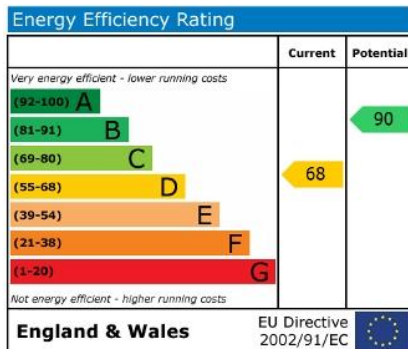
OUTSIDE With gardens, patio, shed and parking. Open views in all directions.

SERVICES Mains water, electricity and septic tank drainage. Oil central heating from a combination boiler (not tested) serving radiators as indicated.

Council Tax Band: TBC







'Please note: The mention of any appliances and/or services within these particulars does not imply that they are in full, efficient working order. All internal measurements are approximate and are cited to the nearest 3 inches.'