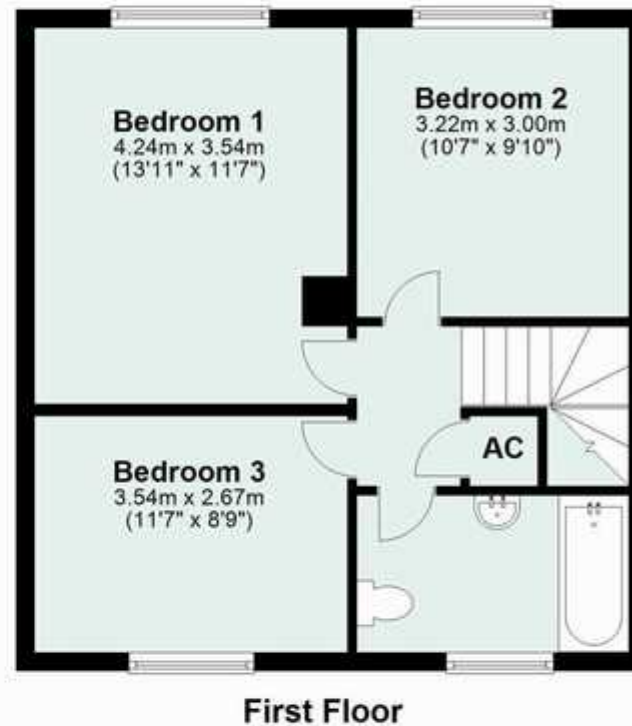
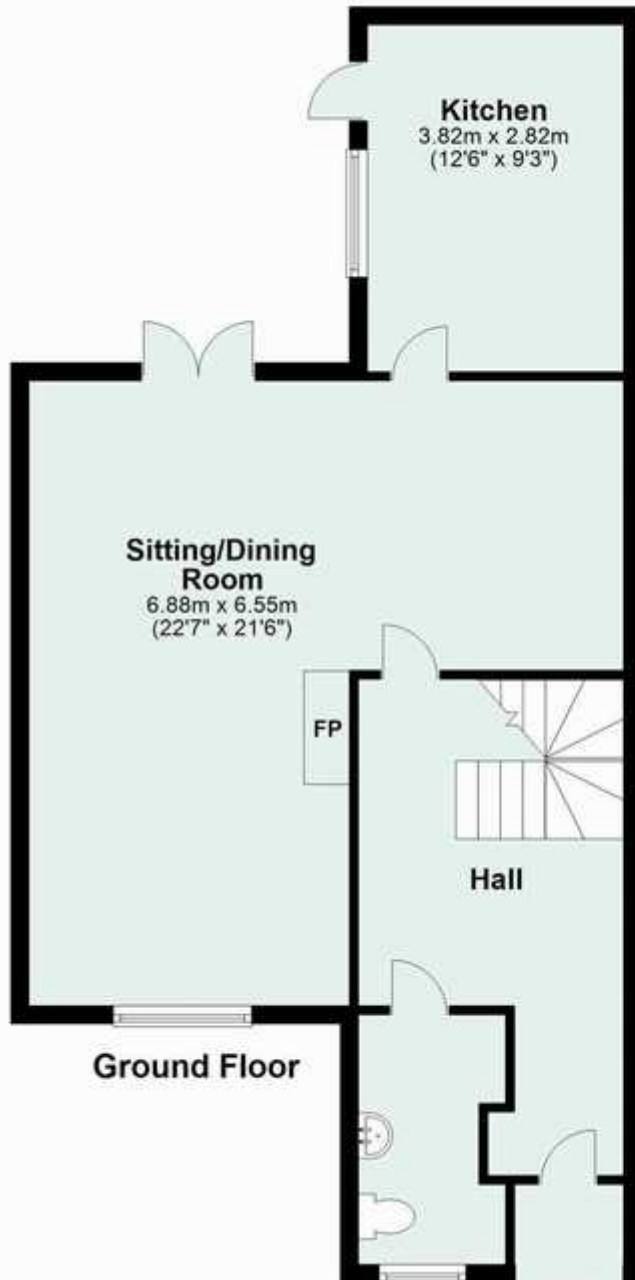


3 Orway Farm, Kentisbeare, Devon, EX15 2EX



Floor plans for layout identification purposes only. Not to scale.



Total area: approx. 110.0 sq. metres
(1183.7 sq. feet)

A charming, spacious barn conversion offering well presented accommodation in a quiet rural hamlet, a short drive from local amenities and motorway access.

3 Orway Farm, Kentisbeare, Devon, EX15 2EX

£295,000

- Within a small cluster of barn conversions
- Beautiful rural setting
- Close to good local primary schools
- Large open plan living area with open fire place
- Kitchen/ breakfast room
- 3 generous bedrooms
- Family bathroom and separate utility/shower room
- Southerly facing garden
- Parking for two cars
- Easy access to M5

Energy Efficiency Rating		Energy Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G

England & Wales EU Directive 2002/91/EC

The Property

This fine cottage is one of seven in the original outbuilding complex of Orway Farm, with the main farm house towards one end of the courtyard. The cottage provides spacious and light accommodation with a great deal of character, enhanced by some attractive internal features including exposed ceiling timbers and beams, a pine stairway and balustrade, wood framed windows and internal doors, and exposed stone work and a brick fireplace in the sitting room. The accommodation also benefits from oil fired central heating, with radiators throughout, and recently fitted double glazed windows with a pleasant outlook, the majority overlooking the pretty rear garden. This is a prime feature of the property as it is a good size and has a very pleasant southerly aspect. Beyond the garden there is a parking space for two vehicles.

The hamlet of Orway lies approximately one and a half miles from the popular village of Kentisbeare with a post office/store, local pub, 'The Wyndham Arms', church, village hall and primary school, lying within the catchment area of the renowned Uffculme School, providing secondary education.

Exeter - c. 18 miles. Cullompton/Junction 28 of M5 - c. 4 miles.
Tiverton Parkway Station - c. 9 miles.

Exeter International Airport - c. 16 miles. Honiton/Railway Station - c. 8 miles.



Services: Mains electricity. Shared spring fed water supply. Shared septic tank drainage. Oil fired central heating.

Council Tax: Band

Energy Performance Certificate (EPC): Seddons have a full EPC for this property, available on request or via the internet.

Mortgage required: Contact Graham Land at Seddons Financial on 01884 33677 or graham.land@seddons.com

Lettings: Buying an investment? Contact Seddons Lettings on 01884 32100 or cullomptonlettings@seddons.com for advice on rents and property management.

Directions: From Seddons Cullompton office, proceed out of the town in the direction of the motorway, passing over the roundabout and motorway bridge onto the A373 road to Honiton. Proceed for approximately three miles and after the Keepers Cottage pub on the right, take the next turning to the left sign posted Sheldon 4 miles. Proceed along the lane taking the second turn to the left, signposted to Orway. Thereafter, bear right and continue past the farm on the left. Where the road next bears right, just after Orway House, proceed straight ahead into Orway Farm and number 3 can be seen with a Seddons' board.



www.seddon.com

BAMPTON 01398 332006 • CULLOMPTON 01884 32100 • DULVERTON 01398 324488 • TIVERTON 01884 253500
LETTINGS 01884 253500 • LONDON 020 7467 5330 • FINANCIAL 01884 253500

Whilst every attempt is made to ensure our sales particulars are fair, accurate and reliable, they are only a general guide to the property.

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