



HELMORES
SINCE 1699

Guide Price £345,000

CARPENTERS BARN
Down St Mary EX17 6EA

Carpenters Barn offers the perfect opportunity for a wonderful countryside retreat, a place to retire to and would be easily used as a 'lockup & leave' if needed. It is a lovely mix of new and old, having been converted in 2010 to a fantastic standard throughout.

The accommodation offers great flexibility, it is currently used as three double bedrooms with the master enjoying an en-suite, masses of wardrobe and cupboard storage space and fantastic views from your bed through the double doors with Juliet balcony. The en-suite and family bathroom both have underfloor heating beneath the tiles and heated towel rails. Downstairs we have a naturally light and large open-plan living, dining kitchen (integrated twin oven, electric hob & hood) again with double doors to the garden, with an adjoining utility behind which has rear access, a Worcester gas boiler and further sink, plus a ground floor shower room with WC and sink. The whole property is double glazed and has gas central heating.

Outside: The self-contained south-facing plot is a lovely suntrap with formal gardens immediately outside the double doors, with decked and stone chipped area, a fish pond and raised flower beds. Beyond is a large gated parking area, suitable for 8 cars and/or a motorhome etc, with a 22m x 4.3m area of lawn with fields and the magnificent views beyond.

Please see the floorplan for room sizes.

Current Council Tax: D

Utilities: Gas, electric, water, telephone & broadband

Fastest broadband speed within this postcode: Up to 67Mbps (Rightmove)

Drainage: Private drainage

Heating: Gas central heating

Listed: No

Tenure: Freehold

DOWN ST MARY is a small quiet village with a picturesque Green, a church and village hall. School children are





collected in the village with junior children being taken to the modern primary school in the nearby village of Copplestone and senior children being taken to the excellent Queen Elizabeth's Community College at Crediton. There are many good restaurants and inns in the area and there is a 9-hole golf course only about one mile away. The village is situated 5 miles west of Crediton and 13 miles from Exeter.

DIRECTIONS: Use EX17 6EA for Sat-Nav, if approaching the village from the West the signed driveway to Carpenters Barn will be found on your left (follow it around to your right), just before the 'Down St Mary' sign, on the Western edge of the village.

COVID-19 SAFETY POLICY

We're taking safety extremely seriously, so before making a viewing appointment for this property please read our Stay Safe policy here: helses.com/staysafe

If you or any of your household have symptoms of Covid-19 or have been asked to self-isolate please stay at home.







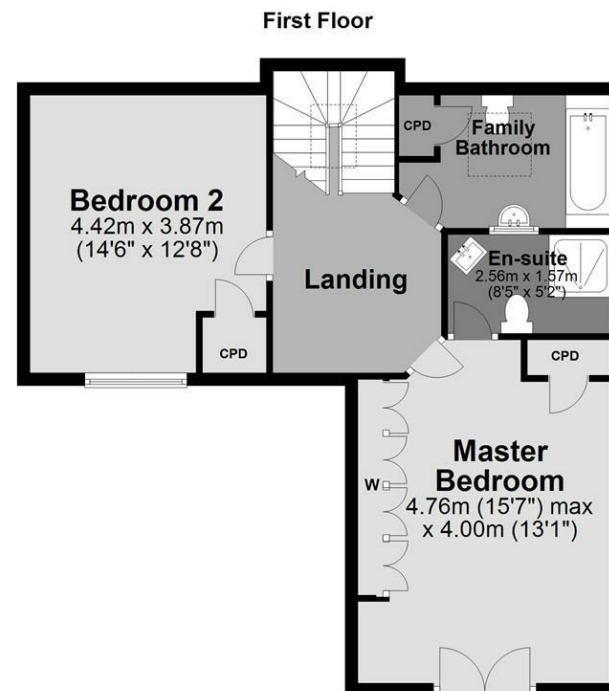












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