

SIMPLY GREEN

The Barns,  
Milton Farm,  
East Ogwell





A superbly presented, modernised and spacious barn conversion located in East Ogwell, Newton Abbot.

The property has been tastefully presented by the current vendors and an internal viewing is highly recommended. An individual barn conversion offering spacious accommodation throughout located in the highly desirable village of East Ogwell.

The property is light throughout with accommodation comprising 3 double bedrooms with master en suite, living room/dining room, a bespoke kitchen, office/study perfect for someone working from home, bathroom, WC, integral garage and driveway.

The property is located in the old part of East Ogwell village.

East Ogwell is situated on the outskirts of Newton Abbot and offers a well regarded primary school, church and countryside walks. The market town of Newton Abbot is less than two miles away and offers a wide range of amenities including shops, supermarkets, primary and secondary schools, further education facilities, a leisure centre with a swimming pool, various sports clubs, parks, a mainline railway station to London Paddington, a bus station and A380 dual carriageway to Exeter and Torbay.

### **Accommodation**

A stone pathway with external lighting and a wooden barn style, part glazed door and side window lead through to the entrance hallway. The entrance hallway has exposed beams, wall lights and part exposed stone wall with an understairs cupboard and a staircase rising to the first floor with doors to principal bedrooms. The master bedroom is double in size and has a wooden framed double glazed window to the front aspect and built in double wardrobes with hanging space and fitted shelving. A door from the master bedroom leads through to a master ensuite shower room, providing a tiled shower cubicle, part tiled walls, WC, pedestal wash hand basin, inset spotlights, extractor fan, and wall mounted heated towel rail. The two further bedrooms are double in size. The second bedroom has a wooden framed double glazed window to the side aspect, exposed beams, a recessed area and built in triple wardrobes with hanging space and fitted Shelving. There are also fitted wall lights. The third bedroom is found at the front of the property with a wooden framed double glazed window, part exposed stone wall, exposed beams and wall lights.

The bathroom is modern in appearance offering a part tiled walls, panelled bath, pedestal wash hand basin and WC. There is also a fitted linen cupboard.

A staircase leads from the entrance hallway to the first floor accommodation with an open plan living/dining room benefitting a vaulted ceiling with exposed beams, partly exposed stone walls and wooden framed double glazed windows to the front aspect with far-reaching views across the village. There is also a Velux window, fitted wall lights and wood burning stove. A set of wooden framed double glazed doors leads to the attractive rear garden. A wooden door flows through to a modern bespoke kitchen with a wooden framed double glazed window to the side aspect and a Velux window, allowing a great deal of light to flow into the kitchen. A single drainer, 1 & 1/2 bowl sink inset with worktops and a range of bespoke wooden matching base cupboards, drawers and wine rack. The current vendors have also created a breakfast bar. Integrated appliances include an induction hob with stainless steel extractor hood above and integrated stainless steel electric oven double electric oven below, dishwasher and fridge Exposed beams, inset spotlights and a fitted wooden dresser with cupboards and fitted shelving. There is a separate fitted larder with fitted shelving and a door to the garage.

A separate wooden door leads to a study area, perfect for somebody working from home with access to the loft space and a further door leads to the separate WC.

The garage is accessed via the kitchen and provides a good amount of storage. There is an electric roll top door and storage in the rafters, power, lighting and plumbing. There is also a fitted stainless steel single drainer with 1 & 1/2 sink inset with a worktop and cupboard below.







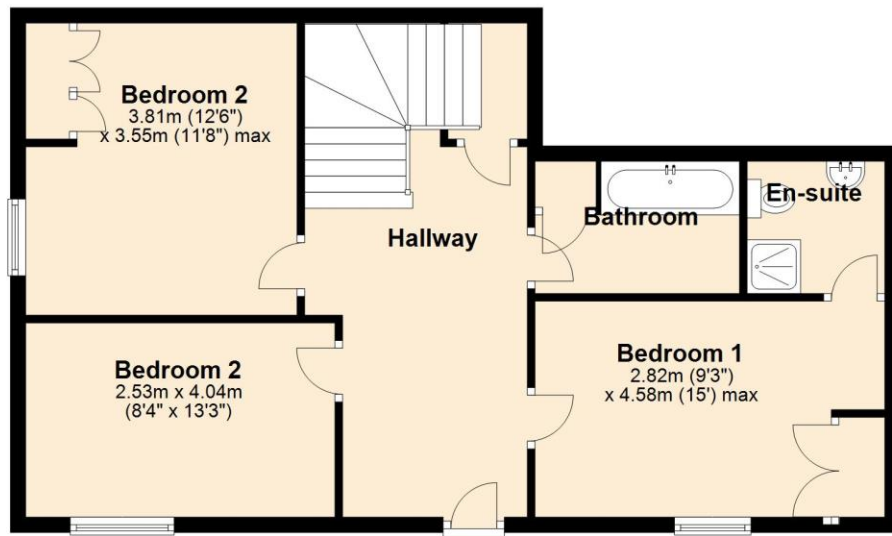




# Floorplan

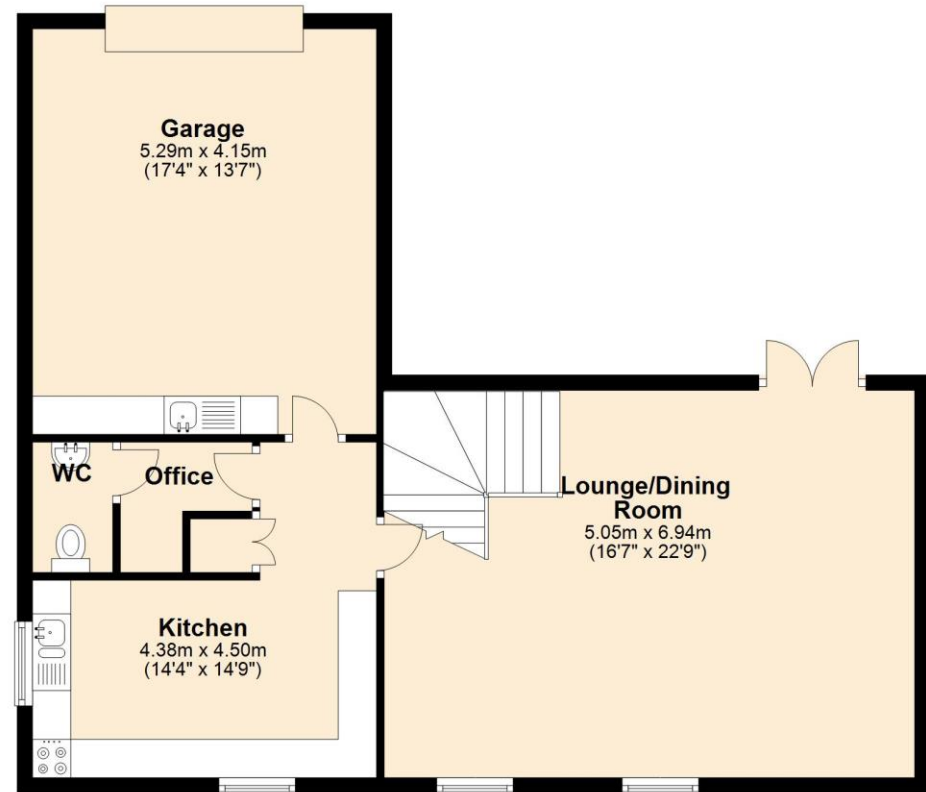
## Ground Floor

Approx. 63.9 sq. metres (688.2 sq. feet)



## First Floor

Approx. 77.6 sq. metres (835.4 sq. feet)



Total area: approx. 141.6 sq. metres (1523.7 sq. feet)





**TENURE: Freehold  
COUNCIL TAX BAND D**

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For more information on this house or to arrange a viewing please call the office on:

**01626 798440**

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Alternatively, you can scan below to view all of the details of this property online.



## Outside

The property is accessed from a brick paved driveway to the courtyard and barn with bordering flowerbeds. To the front of the property, there is a stone driveway providing parking for one vehicle with external lighting and an outside tap.

To the rear of the property, a five bar gate leads to a further driveway with access to the garage. To the side of the driveway is an expanse of attractive lawned gardens with stone rockery and timber fencing. The garden continues to a brick paved patio area, perfect for entertaining the family and friends with external lighting.

A set of paved steps rise to a set of wooden double glazed doors that lead to the living/dining room

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