



SIMPLY GREEN

Town Farm Court,
Ideford

OFFERED TO THE MARKET WITH NO ONWARD CHAIN!

A wonderful barn conversion situated in an exclusive courtyard development of just five homes in the heart of this picturesque and accessible village.

The barn has been individually designed, offering immaculate accommodation throughout, has a quality feel and is designed for modern living yet sympathetically retaining some original character features, the first floor having vaulted ceilings and exposed A-frame beams.

Externally there is a driveway providing parking to up to 3 vehicles and a separate enclosed garden with views over the neighbouring fields.

The village of Ideford offers a popular local inn and a church. It is approximately two miles from the bustling town of Chudleigh and four miles from the market town of Newton Abbot.

For the commuter, the A380 dual carriageway to Exeter and M5 beyond is approximately one mile away and Newton Abbot has a direct railway line to London Paddington.

The property is close to some lovely country walks and also has the use of a large courtyard shared by the development.

Accommodation

External lighting with a larger than average wooden and glazed front door leading to the entrance hallway with a staircase rising to the first floor, with tiled flooring, radiator, hanging space and inset spotlights.

A wooden door leads to a downstairs cloakroom/WC with tiled flooring, inset spotlights, an extractor fan, a WC, a pedestal wash hand basin with tiled splashbacks and a radiator.

The accommodation continues from the entrance hallway via a wooden and multi-paned glass door to a superb-sized farmhouse-style kitchen/dining room with a wooden double-glazed window to the rear aspect, overlooking the neighbouring fields and countryside. A stainless steel one-and-a-half-ball sink inset with a single drainer, laminate worktops, part tiled walls, and a range of modern matching base cupboards, drawers, and fitted matching wall cupboards. Integrated appliances include a four-ring electric hob with an extractor hood above and a stainless steel electric oven below. There is also plumbing for the washing machine and space for the dishwasher, as well as a space for an upright fridge/freezer. Feature features include a radiator, inset spotlights, an understairs cupboard, and tiled flooring.

From the kitchen/dining room, an archway flows through to a generously sized living room with wooden double-glazed windows overlooking the courtyard and benefitting far-reaching countryside views, radiator wooden panelled flooring, and exposed beams.

The accommodation continues to the first floor with a galleried landing and window with exposed A-frame beams and wooden farmhouse doors leading to the principal bedrooms.

Three double bedrooms can be found, with the master bedroom having the added benefit of an ensuite shower room with a tiled shower cubicle, WC, pedestal wash hand basin with tiled splashbacks, shaver point, radiator, exposed beams, tiled flooring and a window with extractor fan.

All of the bedrooms have exposed beams.

The accommodation concludes with a family bathroom, offering a window, part tiled walls, panelled bath with shower over, pedestal wash hand basin with fitted mirror, wall light and shaver point above, WC and tiled flooring, and a radiator.









Floorplan

Ground Floor

Approx. 58.8 sq. metres (632.9 sq. feet)



First Floor

Approx. 58.3 sq. metres (627.0 sq. feet)



Total area: approx. 117.1 sq. metres (1259.9 sq. feet)



COUNCIL TAX BAND: C

TENURE: Freehold

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

01626 798440

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



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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