

STAGS

Little Barn

Little Barn

, Marsh,Honiton, EX14 9AJ

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Spacious recently renovated bungalow in grounds of nearly 3/4 acre.

- Spacious detached bungalow
- PV Panels
- 21' Sitting room
- In all nearly 3/4 acre garden
- Freehold
- Accessible location
- 3 bedrooms
- Lots of parking
- Garage and large shed
- Council tax band E

Offers In Excess Of £470,000

SITUATION

The hamlet of Marsh is within the Blackdown Hills National Landscape (formerly known as AONB), the village is situated between the market towns of Honiton and Chard (9 and 5 miles respectively), which cater for day to day needs, including shops, schools and recreational facilities.

The adjacent A303 offers fantastic communication links. There are regular rail services to London Waterloo from Honiton, whilst both Exeter and Taunton provide services to London Paddington. Exeter International Airport provides a number of domestic and international flights.







DESCRIPTION

Understood to date from the early 1990's, the property has been recently renovated and is of traditional construction within elevations of reconstructed stone, set beneath a tiled roof.

The property has well proportioned accommodation, with oil-fired central heating and UPVC double glazing.

Accommodation includes; a generous entrance hallway, living room with open fire place fitted with Storax multi fuel stove and French doors to the garden, a superbly fitted kitchen with a range units under granite worktops and quality integrated appliances, which in turn leads to a separate utility room with cloakroom and access to the garage.

There are three excellent double bedrooms and a smart contemporary shower room.

GROUNDS

Positioned fairly central to the large plot the grounds extend to 0.74 acres (0.3 ha). Double gates that lead to a large tarmac parking area and an attached garage.

The gardens are largely informal with extensive sweeping lawns and a variety of mature shrubs and trees interspersed with herbaceous borders.

There is also a very useful timber workshop/garden store.

PLANNING CONSENT

Full planning permission has been granted for a single storey side extension for an additional en suite bedroom and single storey side garage extension to the West. Ref 22/1970/FUL dated 6.10.2022, Works to the sitting room were completed within the first 3 years of the approval.

SERVICES

Mains water and private drainage. Oil fired central heating. Photovoltaic panels. Superfast broad available (up to 80 Mpbs), mobile signal outside on EE, 02, Vodafone and Three (Ofcom).

DIRECTIONS

From the West on the A30, turn left on the slip road into Marsh. The property is towards the bottom beside the garage on the right.

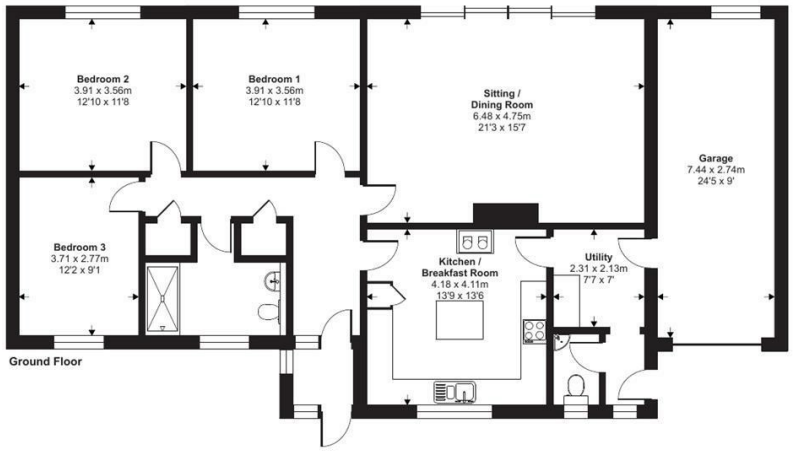
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Approximate Area = 1312 sq ft / 121.9 sq m
Garage = 220 sq ft / 20.4 sq m
Total = 1532 sq ft / 142.3 sq m
For identification only - Not to scale

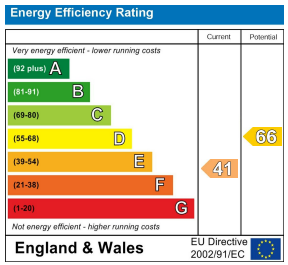


Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Stags. REF: 1090565

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