



**STAGS**

Glebe Barn

# Glebe Barn

Romansleigh, South Molton, EX36 4JP

South Molton 5 miles Witheridge 7 miles Barnstaple 16 miles

- Dining Hall
- Kitchen/Breakfast Room
- Sitting Room
- 4 Bedrooms (1 En-suite)
- Family Bathroom
- 3 Bay Outbuilding
- Stunning Views
- About 1 Acre

**Offers invited £545,000**

## SITUATION

Glebe Barn is set in the quiet and traditional rural village of Romansleigh approximately five miles from the popular market town of South Molton, which has a good range of shopping, social and banking facilities and amenities including infant, junior and senior schools. Dating from Saxon times, it has some fine buildings, interesting shops, a museum, stock market on Thursdays and a popular pannier market on Thursdays and Saturdays.

The A361 North Devon Link Road bypasses South Molton and provides access to the regional centre of Barnstaple to the west and to Tiverton and the M5 Junction 27 to the east where there is a main line railway station at Tiverton Parkway on the London Paddington line.

Exmoor National Park is easily accessible and the impressive North Devon coastline with its steep cliffs and wide sandy beaches is also within easy reach.

## DESCRIPTION

Set against the backdrop of the historic St Rumons Church, Glebe Barn is an individual and most impressive detached barn conversion presented to an extremely high standard. The property stands on a one acre site with ample parking and large, mainly lawned gardens enjoying outstanding panoramic rural views towards Exmoor. Providing very comfortable and superbly presented accommodation the property benefits from oil fired radiator central heating with thermostatic valves and double glazing as well as having a number of features including solid oak internal doors, slate floors, exposed beams and exposed brick and stone work together with Eco lights throughout.

Overall, this is an exceptional conversion set in an outstanding location and with no onward chain, an early viewing is highly recommended.



A superbly presented barn conversion with outstanding panoramic views towards Exmoor





## ACCOMMODATION

Glazed front door into spacious and light ENTRANCE/DINING HALL with slate floor and stone fireplace with 'Woodwarm' double sided multi fuel stove providing heating to hall and sitting room, large picture window to rear and exposed stone walling. Off the hall to the left is the double aspect SITTING ROOM enjoying the rural views with side door and brick fireplace with slate hearth and exposed beams, whilst to the right is the KITCHEN/BREAKFAST ROOM with tiled floor and fitted with quality base units and island unit with granite worktops over and matching range of wall mounted units with LED lights under. Integrated double oven, four ring induction hob with hood over, 1 ½ bowl stainless steel sink unit with mixer tap, plumbing for dishwasher and space for fridge. Understairs cupboard, Door to rear LOBBY with coat hooks. Further door to UTILITY with space and plumbing for washing machine, 'A' rated eco-condensing oil boiler and door to CLOAKROOM.

On the first floor spacious LANDING, there is a large wardrobe cupboard and hatch to roof space, fully boarded with electrics and loft ladder. Doors lead off to the FOUR BEDROOMS ( three double bedrooms and one single, currently used as an office). BEDROOM 1 has double depth wardrobe cupboards and an en-suite shower room fitted with a thermostatic shower, sink with waterfall taps set in an oak vanity unit, WC and heated towel rail. BEDROOM 2 takes full advantage of the views to Exmoor. The FAMILY BATHROOM is fitted with a Hansgrohe height adjustable shower with digital remote and sensor extractor fan, double bath on chrome stand and sink set in an oak vanity unit with waterfall taps and tiled surrounds featuring Fired Earth mosaic tiled borders. Heated towel rail.

## OUTSIDE

The property is approached through double five bar gates to a large gravelled parking and turning area which in turn leads to the rear of the property and past the front of the barn where there is a sandstone patio area. There is a large timber framed open three bay BARN including a lockable store at one end. The enclosed garden, which takes full advantage of the views, has a Devon bank to one side and is mainly laid to lawn and interspersed with a variety of trees and shrubs including several fruit trees, Birch, Larch, Black Elder and Viburnum and garden pond.

## VIEWING

Strictly by appointment please through the sole selling agents, Stags on 01769 572263.

## DIRECTIONS

From our office in The Square proceed along East Street and take the first turning right into New Road signposted to Alsweare and Meshaw. Continue on this road for approximately three miles through Alsweare and take the second turning (NOT THE FIRST) signposted Romansleigh (at caravan park and post box). On reaching the village, drive past the church on the right and the drive to Glebe Barn is the second drive on the right after the church.

## SERVICES

Mains water and electricity, private drainage system. Oil fired central heating via radiators.





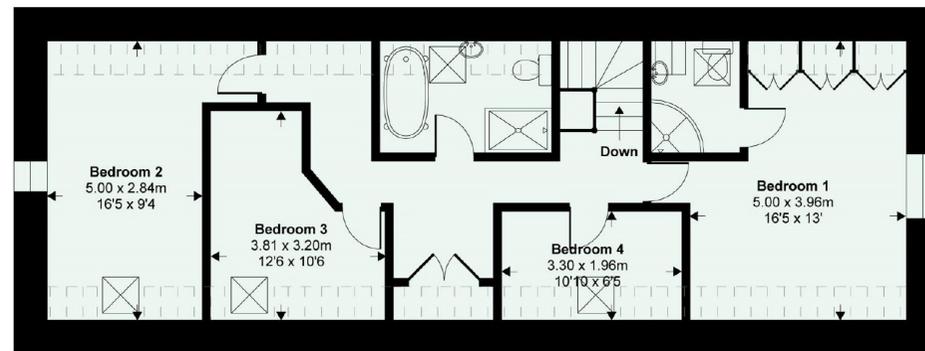
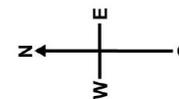
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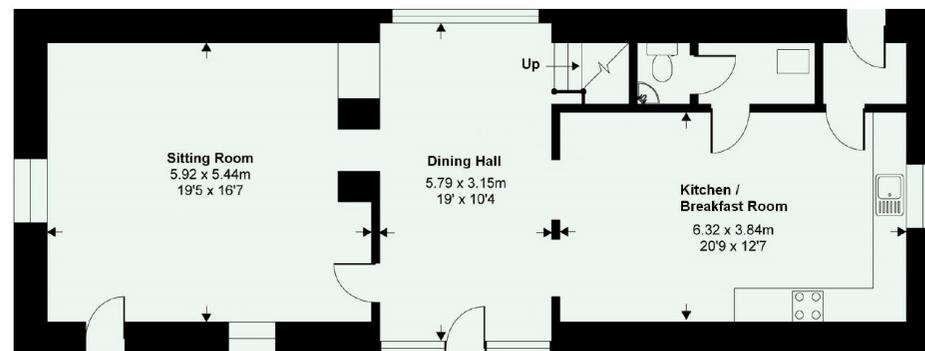
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Energy Efficiency Rating		Current	Potential
This energy-efficient - lower running costs			
20-100	A		
15-19	B		82
10-14	C		
5-9	D	62	
1-4	E		
0-3	F		
0-1	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approx. Gross Internal Floor Area  
 146 Sq Metres 1580 Sq Ft (Excludes Restricted Head Height)



First Floor



Ground Floor

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 NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale