



Clouds, Barnfield, Crediton, Devon, EX17 3HY



Clouds Barnfield

Crediton, Devon

Dart & Francis Period Home | Sympathetically Modernised

Throughout

Four Bedrooms | Master Bedroom with En-suite Bathroom

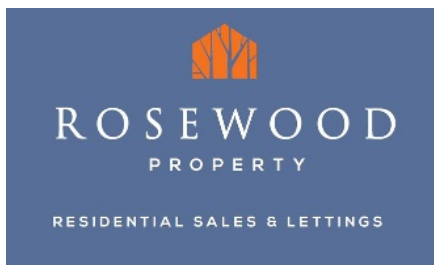
Bespoke Ashgrove Kitchen | Family Bathroom & Separate

Shower Room

Elevated Position with Views | Off Road Parking for 10

Cars/Vans

EPC C | Council Tax Band D



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Important Information

Tenure: Freehold

Local Authority: Mid Devon District Council
Council Tax:

Sale By: Private Treaty

Price: Offers In Excess Of £475,000

Type of Property: Detached House

EPC Rating: Energy Efficiency Rating C.

Viewing - Viewing is strictly by prior appointment
with Rosewood Property

Rosewood Property Residential Sales & Lettings
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Set within BARNFIELD, situated in an elevated position with alluring views is this period DART and FRANCIS home which has been sympathetically modernised over the two decades the current owners have been living here with their family!

Upon entry to the entrance hall stairs rise to the first and second floor, the modern shower room is just beyond the stairs to the left hand side, the first reception room being the living room is on the opposite side offering dual aspect double glazed picture windows and an inset Multi-fuel wood burner centre stage set within the chimney breast. The second reception room the Sitting Room is a cosy area again with the multi-fuel wood burner inset the chimney breast - this room opens into the Kitchen/Dining area.

The Bespoke Ashgrove Kitchen with triple aspect double glazed windows with views and a multitude of appliances to include a Double Oven, Coffee Machine, Induction hob with warming plate, fridge and dishwasher plus the sink inset into the Granite worksurface tops with a mixer tap and hot tap. There are also two corner carousels, pan drawers, soft close cupboards and drawers at both base and eye level to name but a few features of this bespoke kitchen. Space for a dining table to the side of the kitchen with ample space for the growing family and pleasant views within the distance.

To the first floor there are three bedrooms, all which have been tastefully decorated with modern carpets and fresh painted walls serviced from a light airy landing with it's front aspect double glazed window. A modern equipped family bathroom with an integrated WHB, WC, an enclosed panel Shower Bath and wall mounted shower compliment this floor.

The second floor is solely the floor of the Master Bedroom with it's dual aspect double glazed windows and views of the countryside and the town of Crediton. A spacious four piece en-suite which incorporates a corner shower, bath, WC and WHB set within a Vanity Unit compliments this Master Bedroom.

From leading out of the French double glazed doors of the dining area you step out onto the paved patio with a raised centre lawn offering Alfresco dining and pleasant views, there are a variety of parts to the garden with lawns, well populated trees, shrubs and a large timber built workshop to the left hand corner of the garden. Ample secured parking for numerous vehicles (Caravan space) off of the road along the driveway within the grounds behind the Five Bar timber gate.

The property lies on the fringe of Crediton with easy access to local amenities which include a comprehensive range of facilities with a bustling High Street with a great range of shops from an antiques store to clothing stores and coffee shops. For food shopping the town of Crediton offers a Tesco Superstore, Morrisons supermarket and a range of smaller convenience stores. There are a range of Doctors surgeries and pharmacists within the town.

Exeter, approximately 9.5 miles away, is one of the most thriving cities within the South West and offers a wide choice of cultural activities with the theatre, museums, arts centre and a wealth of fantastic restaurants and shopping facilities, including John Lewis and Waitrose. Many well-regarded primary and secondary schools can be found in Exeter including Exeter School and The Maynard, whilst Exeter University is recognised as one of the best universities in the country.

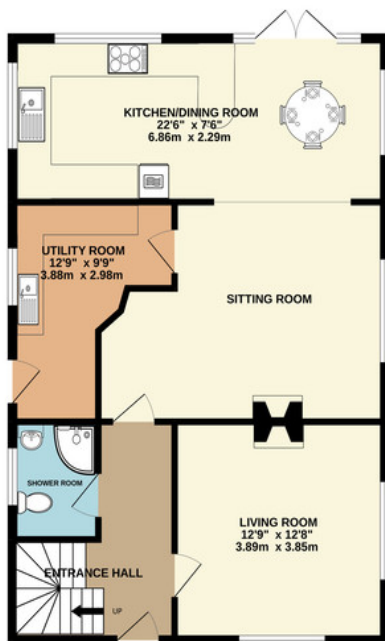


Contact Brett Hampton for Valuations and Sales

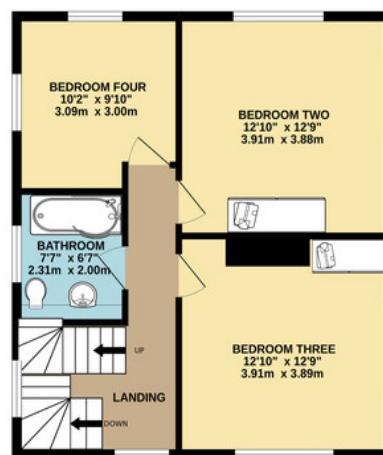
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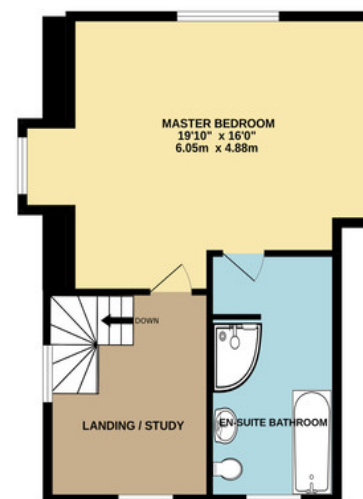
GROUND FLOOR
759 sq.ft. (70.5 sq.m.) approx.



1ST FLOOR
674 sq.ft. (62.6 sq.m.) approx.



2ND FLOOR
535 sq.ft. (49.7 sq.m.) approx.



TOTAL FLOOR AREA : 1968sq.ft. (182.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 c	77 c
55-68	D		
39-54	E		
21-38	F		

Contact Brett Hampton
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