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The Old Barn, Cotleigh, Honiton, Devon EX14 9HP

*GUIDE PRICE £250,000+



A deceptively spacious three bedroom detached barn conversion requiring modernisation, enjoying a rural location in this highly sought after location.

DESCRIPTION

A three bedroom detached barn conversion requiring modernisation, set in the picturesque rural hamlet of Cotleigh and having the benefit of a large lawned garden backing on to open fields, garage, carport, courtyard garden and studio/workshop. The Old Barn offers spacious living accommodation with character features, two bedrooms on the ground floor and master bedroom on the first floor, offering tremendous potential to create an enviable family home in this highly sought after location.

LOCATION

Cotleigh is a small rural village in East Devon, nestling on the southern edge of the Blackdown Hills, a designated Area of Outstanding Natural Beauty. Circa 4 miles from the market town of Honiton which offers a comprehensive range of educational, recreational and shopping facilities and having excellent access to the A303, A30 and A35 road networks.

ACCOMMODATION

Ground Floor Entrance hall, kitchen/ breakfast/family room with staircase rising to the first floor, lounge/diner with utility/

study area off, bedroom 2 with en-suite WC, bedroom three.

First Floor Master bedroom with en-suite WC.

Outside Double gates give access to the main on drive parking area, garage and carport, with mature lawned gardens beyond lying adjacent to open fields. To the side of the property is a veranda giving access to the rear courtyard garden with studio/workshop and further gated access to the lane.

EPC

Energy Efficiency Rating – G

AUCTION VALUER

Wendy Alexander

VIEWING

Strictly by appointment only with Fulfords Honiton 01404 44744. General enquiries Countrywide Property Auctions 01395 275691. The legal pack for this property will be available to download from our website www.countrywidepropertyauctions.co.uk

