



# Long Barn

Burrow Lane | Bow | Devon EX17 6LB

**STUART  
OLIVER**  
RESIDENTIAL



## Property Location

EX17 6LB

A fabulous three/four bedroom barn conversion set within a generous plot of approximately 1.3 acres including a gated orchard, vegetable gardens, formal gardens with a wonderful ornamental pond. The property is presented in immaculate condition throughout and benefits from a separate annex.

- Stunning barn conversion
- Three/four bedrooms
- Spacious modern kitchen/diner
- Generous reception room with fireplace
- Solar panels with feed in tariff
- Three main bedrooms two with ensuites
- Further family bathroom
- Separate one bedroom annex
- Wonderful gardens
- Covered parking for several cars

## Situation









Upon arrival, you are greeted by a sweeping gravelled driveway providing parking for several cars and additional undercover parking. A pretty pathway leads past the outside office, the pond and the gardens to the front door. The entrance hall is spacious with polished stone flooring and floor to roof windows with a galleried first floor landing giving a fabulous feeling of space. The main reception room is a great size with wooden flooring, windows to the front and rear, and bi-fold doors that lead out to a large entertaining patio and gardens. There is a lovely feature fireplace with a wood burner for those cold chilly nights. From the entrance hall there is a door to the large kitchen/diner with polished stone flooring, an ample range of wooden base units and drawers, offering plenty of work surfaces and incorporates a one and a half bowl ceramic sink with a window over giving views across the gardens, fields and farmland beyond. There are built in appliances including a dishwasher, microwave and a range cooker with an extractor hood over. There are two further large larder style storage cupboards with a recess in between for an upright fridge/freezer. From the kitchen there is a door to an inner lobby which has doors to the downstairs cloakroom and a storage cupboard housing the oil boiler. From the inner lobby there is an attractive stone arch leading down three steps to a further room which could lend itself to being a separate eating area/seating area, hobbies room or large boot room. There is space and plumbing for a washing machine and tumble dryer and a wall of storage cupboards. There is a door to a covered outside area which leads to the separate one bedroom annex.

From the entrance hall stairs rise to the galleried first floor landing where there are doors to three bedrooms and the family bathroom. The main bedroom is a super size with Velux windows to the front and a range of built in wardrobes. The main bedroom has a large ensuite shower room with a spacious walk in shower which has a large monsoon shower head and separate side jets and a hand held shower attachment. There are twin sinks incorporated into a vanity unit with storage below. The ensuite has a wc, Velux windows and heat lamps. The second bedroom is a great size with a built in hanging cupboard and benefits from a modern ensuite shower room. The third bedroom is also a double room and has Velux windows to the front. The family bathroom has a matching modern white suite including a panelled bath with a shower over, a wash hand basin, a wc and an airing cupboard. The separate annex has a ground floor kitchen which has a range of base units and plenty of work surfaces which incorporates a one and a half bowl sink. From the kitchen there are stairs to the first floor bedroom and a door to the shower room.

The gardens are an absolute delight with wonderful views over the neighbouring fields and farmland. The formal gardens boast a large outside patio area with a log store and wooden Pergolas allowing a lovely entertaining area for the summer months. This area looks out over the gardens and the attractive large pond. The remainder of the garden is well stocked with plenty of flowers, shrubs and trees with two good sized lawned areas. There is a further decked seating area offering another attractive view of the garden and over the neighbouring farmland. Within the garden there is a pretty summer house and the separate, recently installed, outside timber office. The office has mains power, electric heating and offers a wonderful working space overlooking the gardens and the pond.

For parking there is a double carport with EV charging point, plus a garage. In addition there is a second covered barn offering parking for a further two cars, and a separate large lockable storage room. From the driveway there is a gate to the additional land which extends to approximately 0.7 acres. The first part is a large vegetable growing area with numerous raised growing beds, a greenhouse and a large polytunnel. The second gated part is a delightful meadow/ orchard boasting variety of blossom trees and is mainly left rural for the wildlife!

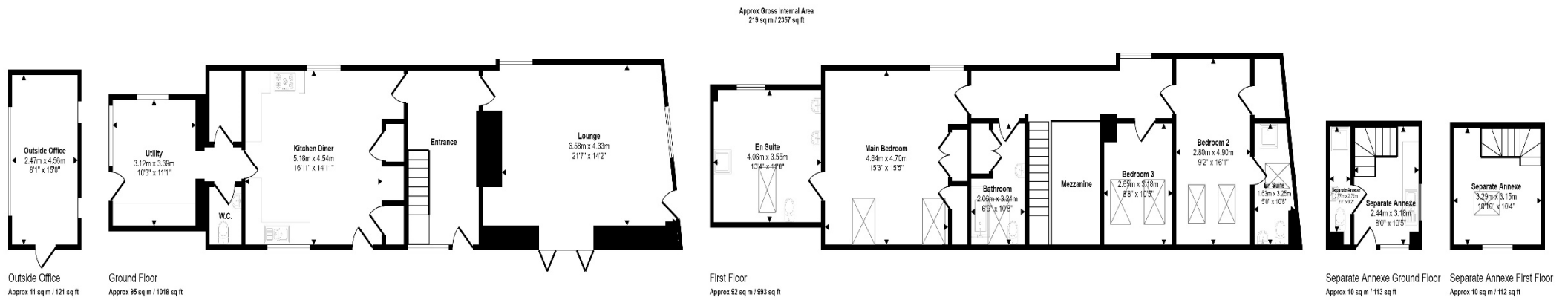












This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or misstatement. Items of items such as bathroom suites are representations only and may not look like the real items. Made with Make Spacey 300.

Council Tax Band: Band E  
 Tenure: Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>		88	91
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





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