



## ROSIE'S BARN, ASHMANSWORTHY, EX39 5RE

£325,000

An immaculately presented 3 double bedroom barn conversion with 12 month holiday consent set in a quiet rural hamlet on the outskirts of the favoured village of Woolsery, offering spacious accommodation, the subject of vast recent improvements together with enclosed garden & ample parking.

Rosies Barn is a particularly spacious & comfortable barn conversion, improved immensely in recent years by the current owners, providing the perfect country escape or an opportunity for those seeking a holiday letting income.

Located on the edge of the favoured village of Woolsery which has seen major investment within recent years with The Farmers Arms being the hub of the community, providing a superb, cosy environment and excellent dining experience, together with the general store/post office and fish & chip shop.

The beautiful North Devon Coastline is within easy reach, whilst the large towns of Bideford (12 miles) & Bude (16 miles) provide a good choice of shopping facilities.

The wonderful, contemporary interior offers a superb blend of modern upgrades blended with original character features including expansive beamed ceilings, latch panel wooden doors and slate capped stairs & window sills complimenting the internal stonework.

Italian slate tiled floor connects the whole of the ground floor, from the large living/dining room through to the modern kitchen which benefits from a centre island & quartz work surfaces together with a range cooker and built-in appliances of dishwasher & washing machine. Collectively a great social space for families & friends to enjoy.

To the first floor are 3 double bedrooms, with bedroom 1 having an en-suite shower room. Additionally, the main bathroom, also recently upgraded, comprises of a modern suite with separate shower enclosure.

Externally, the property is accessed via a five bar entrance gate onto an ample parking area together with a level lawn and plenty of space for garden/patio furniture and the all important barbeque!

**Tenure:** Freehold - Limited to 12 month holiday use. The property cannot be the owner's main residence.

**Energy Performance Certificate:** D (68)

**Services:** Mains electricity & water. Oil fired central heating. Shared septic tank drainage.

**What3Words:** [assemble.sweep.version](https://www.what3words.com/assemble-sweep-version)



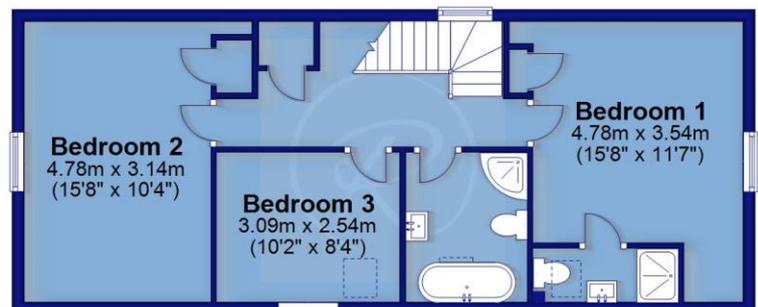
## Ground Floor

Approx. 57.8 sq. metres (622.6 sq. feet)



## First Floor

Approx. 58.3 sq. metres (627.1 sq. feet)



Total area: approx. 116.1 sq. metres (1249.6 sq. feet)

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing the property. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

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