



**1 BARTON MEWS, PARKHAM, EX39 5RL**

**£340,000**

A deceptively spacious, extended 3 bedroom barn conversion offering superbly presented accommodation including comfortable lounge with wood burner, dining room & kitchen/breakfast room benefiting from central heating & uPVC double glazing together with attractive garden plus rear courtyard & garage.



1 Barton Mews is a delightful barn conversion situated in a pleasant, tucked away position whilst offering deceptively spacious accommodation having been extended by the present owners.

The popular semi rural village of Parkham has a vibrant community centring around a well utilised village hall and public house, the Bell Inn together with a local butchers, Honey & Son, primary school and parish church.

Upon entering via the attractive front garden, the property is instantly charming with it's pleasing stone elevations. Internally the accommodation doesn't disappoint with the comfortable lounge & dining room having an excellent flow and abundance of natural light whilst strong accent colours are complimented by a feature wood burning stove.

The well appointed kitchen/breakfast room offers a good range of modern cupboards & drawers whilst open onto the private rear courtyard.

Arranged over the ground & first floors are 3 good sized bedrooms of which two are comfortable double rooms whilst the large family bathroom is located on the first floor comprising separate bath & shower enclosure.

**Services:** Mains electricity, water & drainage. Oil fired central heating.

**Energy Performance Certificate:** D (66)

**Council Tax:** BAND B (£1,813.35 per annum)



### Ground Floor

Approx. 69.4 sq. metres (746.6 sq. feet)



### First Floor

Approx. 41.2 sq. metres (443.4 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be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

Office Address

24 The Quay, Bideford, EX39 2EZ

rightmove

The Property Ombudsman

