



**Stable Barn Higher Hendham**  
Woodleigh  
Offers in excess of £350,000

*Freeborns*  
ESTATE AGENTS

A superbly presented 3 bedroom barn conversion, with courtyard garden and parking space.  
Located in a peaceful rural location a short distance from the village of Woodleigh.



# Stable Barn Higher Hendham, Woodleigh, Devon, TQ7 4DP

## DIRECTIONS

From Kingsbridge head towards Loddiswell, proceed over the crossroads and past Valley View Cafe. Take the right hand turn at the bottom of the hill and head towards Avon Mill. Follow the road through Woodleigh and after approximately 1 mile, you will see the road raise to the right and a sign for Higher Hendham Barns. Continue past this turning and take the next turning immediately on your right, signposted Higher Hendham House. Proceed up this driveway and the property will be found on your left.

What 3 Words Location: historic.deploying.commended

## THE ACCOMMODATION COMPRISES:

(ALL MEASUREMENTS APPROX)

## OUTSIDE:

Covered front patio with gravelled seating area.

## GROUND FLOOR

Front door leads to:-

## ENTRANCE HALL

Slate tiled floor.

## WET ROOM

Fully tiled with walk in shower, WC and basin.

## DINING ROOM

Slate tiled floor, understairs storage.

Open plan with steps down to:-

## LOUNGE

Double glazed doors to front patio.

## KITCHEN

A range of shaker style base and eye level units with worktops over, electric oven with hob and recirculator over, ceramic sink with mixer tap, space for washing machine, space for fridge freezer, integrated dishwasher, slate tiled floor, Velux roof light, double glazed stable style door and window to rear courtyard garden.

## BEDROOM 2

Velux roof window, double glazed window to side.

Stairs rise to:-

## FIRST FLOOR

## LANDING

Airing cupboard housing the oil fired combination boiler and fuse box.

## BEDROOM 3

Walk in storage cupboard, Velux roof light.

## BATHROOM

3 piece suite comprising bath with shower over, low level WC and pedestal wash hand basin. Travertine effect tiled floor and part tiled walls, chrome ladder style heated towel rail, extractor fan, Velux roof light.

## BEDROOM 1

Velux roof light, double glazed window to side.

## REAR COURTYARD GARDEN

A level gravelled sitting area with storage shed.

## UTILITIES

Main electricity and water are connected, shared septic tank, oil fired central heating.

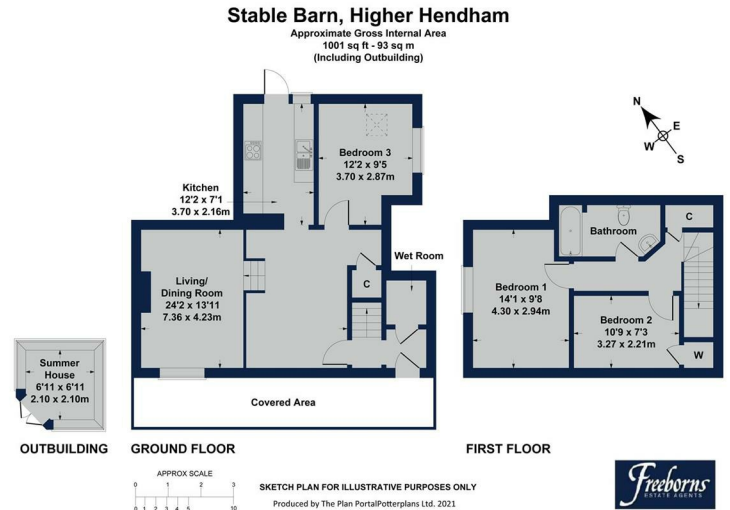
## COUNCIL TAX BAND D:

Amount payable approximately £2261.

## EPC RATING: C

## CONSUMER PROTECTION FROM UNFAIR TRADING

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regards to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.



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