

### Outside

A 5 post gate leads into the driveway where there is ample off-road parking and access to the oak framed triple garage/barn with storage space. The stable block with two stables are situated behind the garage where there is also access to the paddock. A slate path leads from the driveway to the main house and garden. There are outside downlighters leading the way to the garden terrace which is ideal for alfresco dining. The garden, which is south facing, also benefits from areas of lawn and a variety of plants, flower, shrubs and trees including pear and apple trees as well as oak and silver birch. There is also an area of wood decking which can be accessed from the lounge diner.

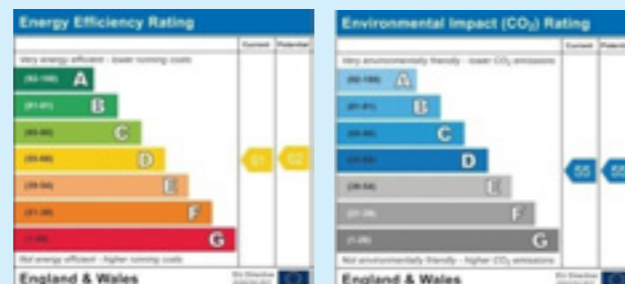


### Services

The house has oil central heating and is connected to a septic tank in a neighbouring field.



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£399,500

Apple House, Stockleigh Pomeroy, Crediton, EX17 4AU

2 Double Bedrooms. Open-Plan Lounge Diner. Garden Room. Driveway, Triple Garage and Stable Block. Approximately 1.3 Acres of Garden and Paddock. Superb Countryside Location.

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## 2 Bed, Stockleigh Pomeroy

This stunning Grade II barn conversion, which dates back to the 18th century, is situated in the beautiful area of Stockleigh in approximately 1.3 acres of its own gardens and paddock. This property has been lovingly restored over the years and manages to combine period features with flexible contemporary living. The accommodation, which is split over three levels, has been maintained to a high standard and comprises an open-plan lounge diner with wood-burner, modern kitchen, garden room with access to the garden terrace, two double bedrooms, a bathroom and cloakroom. Externally, the property has much to offer with a driveway providing ample parking, an oak framed triple garage/barn with storage, stable block with two stables, gardens and paddock. The size, quality and location of this property mean viewing is highly recommended.



### The Accommodation Comprises:

#### Entrance Door To:

A double glazed solid oak front door provides access to the hallway which has doors leading to the garden room, downstairs shower room and storage cupboard. There are stairs leading up to the top floor and some steps leading to the bedrooms and bathroom. This area benefits from floor tiles, downlighters and a smoke alarm



#### Garden Room / Third Bedroom

12' 2" x 11' 9" (3.719m x 3.602m)

Situated in the recent extension, the garden room would be ideal either as a second reception room or third double bedroom. This room has double glazed solid oak concertina style doors which open out onto the garden terrace and a further window to the side aspect. This room also benefits from a central heating radiator, floor tiles, downlighters and a smoke alarm.



#### Downstairs Shower Room / Cloakroom

7' 0" x 2' 5" (2.138m x 0.749m)

This modern downstairs shower room has been recently fitted and comprises a wall mounted high quality ceramic basin, close coupled WC and thermostatic shower. This room also benefits from wall and floor tiles, a heated towel rail and a double glazed solid oak framed window to the rear aspect.

#### Bedroom 1

10' 9" x 10' 2" (3.28m x 3.1m)

This double bedroom is situated in the old part of the barn conversion and benefits from exposed beams, a window to the side aspect and a central heating radiator.



#### Bedroom 2

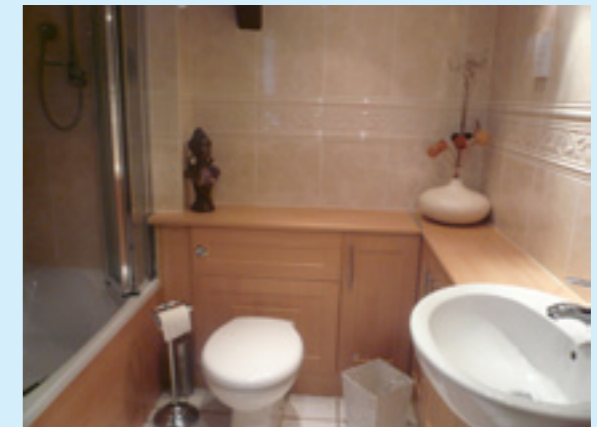
10' 2" x 10' 0" (3.108m x 3.060m)

The second double bedroom also benefits from an exposed beam and has a window to the rear aspect and a central heating radiator.

#### Bathroom

6' 11" x 6' 10" (2.110m x 2.109m)

The modern fitted bathroom suite comprises a WC with concealed cistern, fitted vanity unit with cupboards and integrated wash hand basin and a bath with thermostatic shower. There is also a heated towel rail, downlighters, shaver point and extractor fan. This room benefits from an exposed beam.



#### Stairs

A wooden staircase, with under stair storage cupboard, leads up to the top floor accommodation. There is a Velux skylight to the rear aspect.

#### Lounge Diner

20' 10" x 10' 5" (6.356m x 3.191m)

The open-plan lounge diner benefits from exposed beams and a wood burner. French doors lead to an area of wood decking and to the rest of the garden and there is also a window to the side aspect. A wooden door provides access to a set of steps which lead down to the outside of the property. This room has space for a dining table and chairs and there is also access from this room to the kitchen.



#### Kitchen

10' 3" x 9' 11" (3.132m x 3.040m)

The good sized dual aspect fitted kitchen features exposed beams and comprises a range of base and wall units, tiled splash backs, an integrated electric oven with hob and extractor fan over and a circular stainless steel sink and drainer. This room has plumbing for a washing machine and dishwasher and there is also a wall mounted combination boiler. There is access to the loft from the kitchen.