



- 🏠 Home with Annexe
- 🏠 Tucked away position
- 🏠 Popular Village Location
- 🏠 Income Potential
- 🏠 Many Character Features
- 🏠 Spacious Flexible Accommodation
- 🏠 Mature Landscaped Gardens
- 🏠 Garaging and Parking
- 🏠 Viewing Highly Recommended
- 🏠
- 🏠

*Our View "The property is well maintained throughout and has been in the same family for nearly 40 years, to whom it is a credit."*

**A substantial and impressive four bedroom detached character home with a two double bedroom annexe and mature gardens**



Barnfield is a detached home situated in the popular village of Marldon with well presented and well laid out accommodation arranged over two floors.

The property also benefits from parking, gardens and a two-bedroom detached Annexe with garage.

Barnfield has a well fitted kitchen with a range of wall and base level units, built under oven, 4 ring induction hob with stainless steel chimney style extractor over, breakfast bar with space and electrics for fridge and freezer. There is a utility cupboard which houses the gas fired boiler and has space and plumbing for washing machine.

The lounge is a spacious dual aspect room with stone walls and a large window to the front of the property.

On the ground floor there is also a dining room, bedroom and bathroom fitted with suite comprising panelled bath, low level WC and pedestal wash hand basin.

On the first floor are three further bedrooms and family bathroom fitted with suite comprising panelled bath with shower over and shower screen, low level WC, bidet and pedestal wash hand basin.

The annexe is a well presented detached two-bedroom property with open plan living on the ground floor. The kitchen is fitted with wall and base level units with built under oven, 4 ring gas hob with extractor over and a breakfast bar.



There is a ground floor cloakroom, entrance hall and stairs rising to the first floor with storage cupboard under.

On the first floor are two bedrooms, both with fitted wardrobes and en-suites.

The annexe benefits from an integral garage accessed from Weekaborough Drive with parking and an internal door into the open plan ground floor living room.

Outside of the property the gardens surrounding both Barnfield and the annexe are mainly laid to lawn with beds and borders stocked with a variety of plants and shrubs. A driveway provides ample off-road parking.

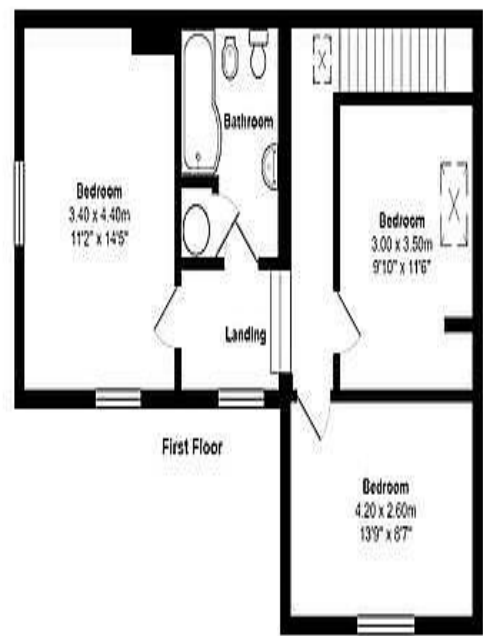
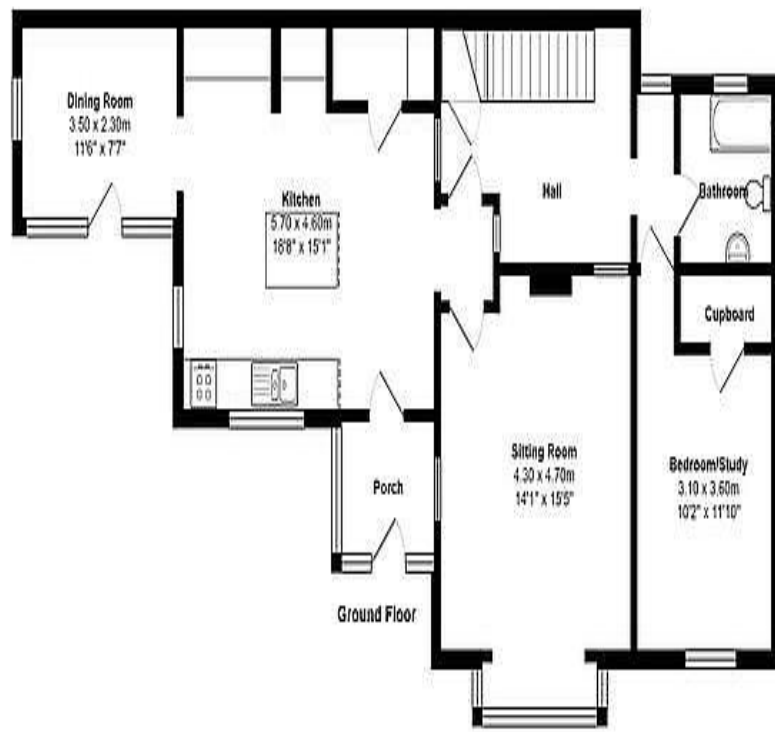
Barnfield is freehold and is connected to all mains services with gas fired central heating.

Council tax band: E

South Hams District Council



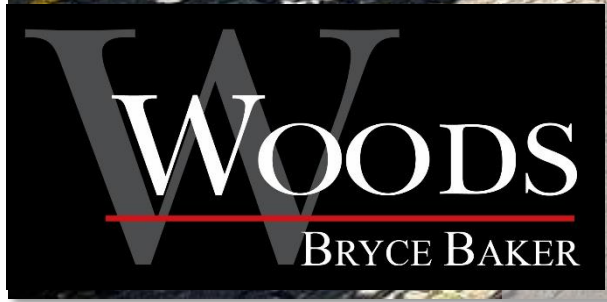
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	69	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Barnfield, Vicarage Road, Marlton  
 Total Area: 151.9 m<sup>2</sup> ... 1635 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only



**Notice** These details have been provided as a general guide and we have not carried out a detailed survey nor tested the services, appliances, or fittings. Room sizes should not be relied upon for carpets or furnishings. If there are any important matters which are likely to affect your decision to buy, please contact us before viewing this property and certainly before travelling any distance to view. These particulars do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in our employment has the authority to make or give any representation or warranty in respect of the property. Any floor plans are for illustrative purposes and all measurements, sizes and locations of walls, doors, window fittings and appliances are shown conventionally and are approximate only and provided to give you a general impression of the layout of the accommodation.  
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 Ref: L775461  
 Tenure: Freehold  
 Preston 01803 390000  
 £725,000  
 woodshomes.co.uk