







# Yene Park Barn Burrington, Umberleigh, Devon, EX37 9LJ

GUIDE PRICE £965,000

- 4 BED DET BARN CONVERSION
- 9 LOOSEBOXES
- 1 ACRE NATURALLY REGENERATED WOODLAND
- RURAL TAW VALLEY LOCATION
- AGRICULTURAL BARN 60FT BY 28FT
- 8 ACRES OF GRNTLY SLOPING PASTURE
- BARNSTAPLE 12 M SOUTH MOLTON 16 M
- GARAGING GARDEN AND STORE SHEDS





A BEAUTIFULLY CONVERTED 4 BED DET BARN CONVERSION SURROUNDED BY ROLLING NORTH DEVON COUNTRYSIDE WITH 9 STABLES, MENAGE, HORSE WALKER, AGRICULTURAL BARN AND FURTHER STORE SHEDS SET IN 9 ACRES OF OF PASTURE INCLUDING ABOUT 1 ACRE OF NATURALLY REGENERATED DECIDUOUS WOODLAND. THIS IS THE PERFECT ESCAPE TO DEVON PROPERTY.

#### **THE BARN CONVERSION**

The property is believed to have been converted circa 2004 into a 4 bed (2 ensuite) reverse level comfortable family house incorporating a minstrel gallery, beautifully fitted kitchen with gas hob, 24 ft living room with exposed beams, ground floor bedrooms with bathroom, all set in a quiet location with ample car parking, carport, and level garden.

#### **THE EQUESTRIAN FACILITIES**

Situated off the entrance yard are 9 loose boxes a 60ft by 28ft Agricultural store, further store sheds inc a covered area, menage, horse walker and tack room. the buildings sit around a concrete yard area with access to the house, menage and land.

#### **THE LAND & WOODLAND**

The whole property extends to approx 9 acres mainly made up of the pasture field which drops down onto the valley below to a very sheltered and peaceful area adjacent to the approx 1 acre of naturally regenerated woodland which needs to be inspected to fully appreciate the quietness and privacy.

#### **VIEWING**

Strictly and only by prior appointment through the Vendors sole Agents, Nancekivell & Co on 01769 574111 or out of hours Peter Nancekivell on 07970 288996. Prior to making an appointment to view we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.

#### **DIRECTIONS**

From Barnstaple take the A377 Exeter road and pass through Umberleigh and then after a further 3.5 Miles turn left at Kingford , drive to the top of the hill turning left and then left at week Cross signposted Burrington. Stay on this road to Aylescott Cross taking the road towards Pavington for further 3/4 Mile and the barn will be found on the left hand side after passing the entrances to East Pavington and Curzeland farms.

#### **FLOOR PLANS**

The plan is for illustrative purposes only and should be used as such by any prospective purchaser.

#### **LOCAL AUTHORITY**

North Devon Council, Civic Centre, Barnstaple, Devon, EX31 1EA Tel. 01271 327711.  
<http://www.northdevon.gov.uk>







#### **MAPS & PLANS**

A plan which is not to scale is included in these details for identification purposes only.

#### **METHOD OF SALE**

The property will be offered for sale by private treaty.

#### **SERVICES**

Mains electricity, private water supply, private septic tank drainage, Calor gas heating and hob.

#### **TENURE**

The property is freehold and will be offered for sale with vacant possession.

#### **ACCESS**

Access is available from the adjacent quiet council lane. Entry onto the land for viewing purposes is at the sole responsibility/risk of viewers.

#### **FINANCIAL SERVICES**

We are not linked with any specific finance company, however we are happy to put forward names of various organisations that would be pleased to assist.

#### **RIGHTS OF WAY**

There are No Public Rights of Way crossing the land.

#### **IMPORTANT NOTICE**

Nancekivell & Co, their clients and any joint agents give notice that:

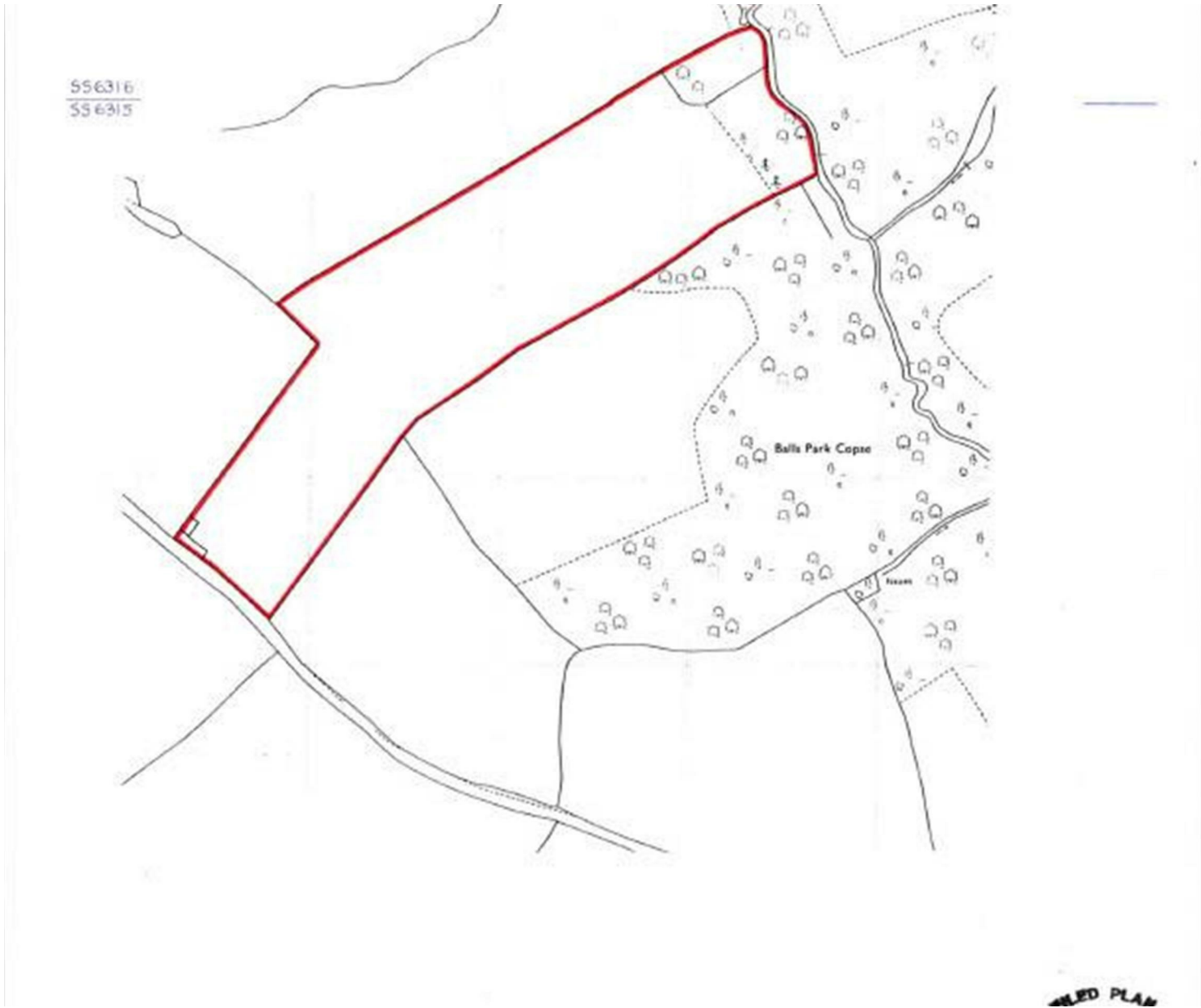
- (1) They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- (2) Any areas, measurement or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Nancekivell & Co have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.













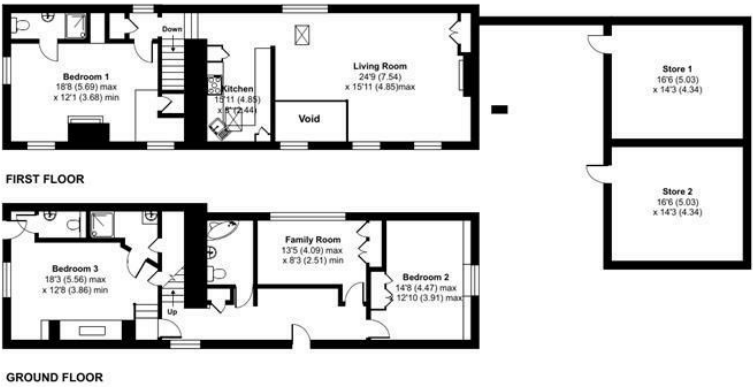
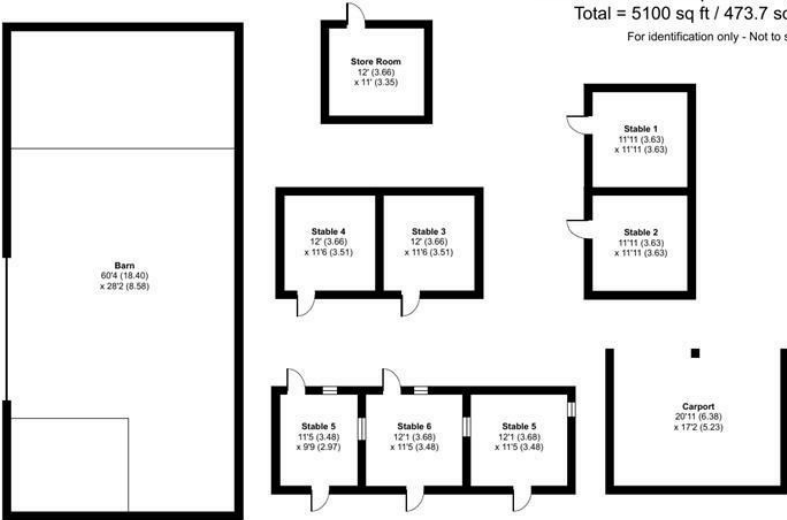


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

# Yene Barn, Burrington, Umberleigh, EX37

Approximate Area = 1777 sq ft / 165.1 sq m (excludes void)  
 Barn = 1699 sq ft / 157.8 sq m  
 Store = 489 sq ft / 45.4 sq m  
 Stable = 1003 sq ft / 93.2 sq m  
 Store Room = 132 sq ft / 12.2 sq m  
 Total = 5100 sq ft / 473.7 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nñchecom 2022. Produced for Nancekivell & Co. REF: 857643

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of contract.

