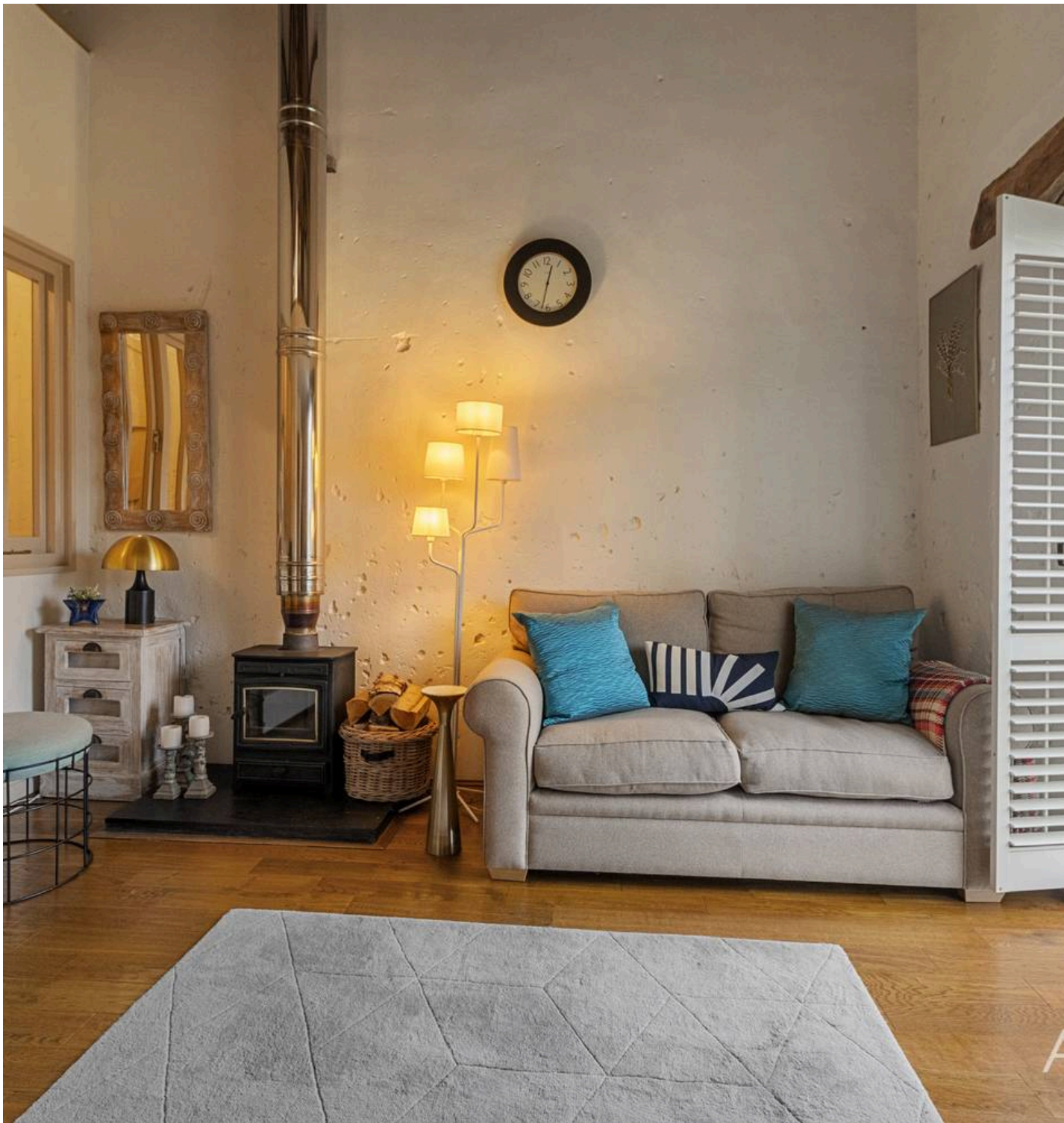




3 Higher Compton Barton, Marldon

Paignton

In Excess of £360,000



3 Higher Compton Barton

Marldon, Paignton

This beautifully presented Grade II listed barn conversion offers a rare opportunity to acquire a charming two bedroom home situated in a peaceful rural location, enjoying delightful countryside views.

The property has been thoughtfully converted to retain many original features, including impressive beamed ceilings and characterful touches throughout, while providing all the comforts of modern living. The delightful accommodation comprises a welcoming entrance vestibule, an open plan lounge/diner with a feature wood burner with a sleek stainless steel flue, a contemporary kitchen fitted with quality units and Bosch & Neff integrated appliances including an oven, an induction hob, a microwave, a fridge and freezer and a dishwasher. There is a stylish bathroom/WC finished to a high standard along with the convenience of a separate cloakroom/WC. The main bedroom is on the garden level and enjoys the lovely outlook over the communal grounds whilst on the second floor there is a galleried bedroom featuring a beautiful range of exposed beams.

The interior is tastefully decorated with a harmonious blend of traditional and modern elements, creating a warm and inviting atmosphere.

Offered to the market with no onward chain, this exceptional barn conversion is ready for immediate occupation. Viewing is highly



GARDEN

To the front of the property and elevated from the barn, there is a laid to lawn garden, with a wooden decked area ideal for outdoor dining or just relaxing and taking in the wonderful surrounding countryside.

ALLOCATED PARKING

2 Parking Spaces

To the front of the property, there are 2 car parking spaces.



3 Higher Compton Barton

Marldon, Paignton

The property is located approximately 2 miles from the sought after village of Marldon. The village offers many amenities including a primary school, a post office, a general store and two pubs, along with parks and lovely walks. The property enjoys a peaceful rural setting and is approached via a private drive via Moles Lane just off Hamlin Way in Torquay. Both the girls and boys Grammar Schools are located close by, along with Torbay Hospital and the popular Willows retail district.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Grade II listed barn conversion
- Beautifully presented with many original features including beamed ceilings
- 2 Double bedrooms
- Quality modern kitchen with integrated appliances
- Stylish bathroom/WC
- Separate cloakroom/WC
- Peaceful rural location with delightful countryside views
- Decked and laid to lawn gardens enjoying the fabulous countryside views
- Parking for two cars
- Chain. Viewing highly recommended.





ABSOLUTE



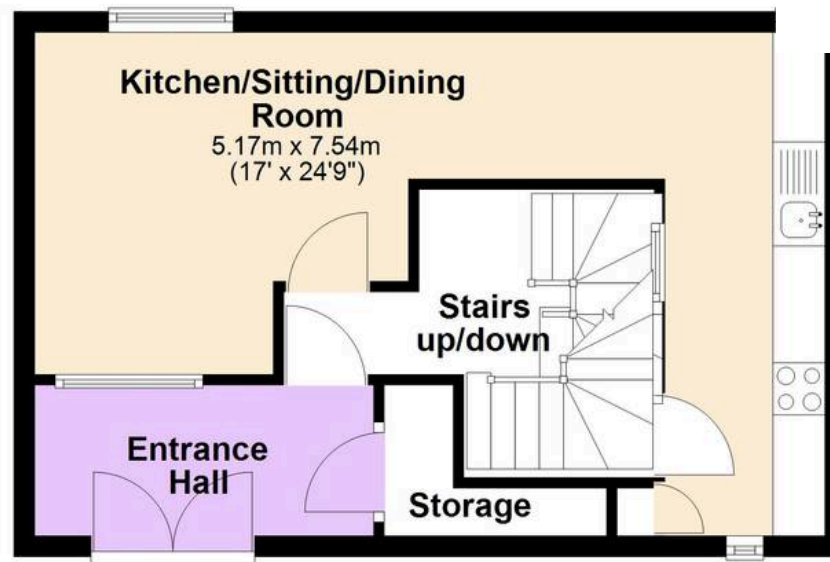
Basement

Approx. 25.0 sq. metres (269.0 sq. feet)



Ground Floor

Approx. 11.4 sq. metres (123.0 sq. feet)



First Floor

Approx. 48.6 sq. metres (523.3 sq. feet)



Total area: approx. 85.0 sq. metres (915.3 sq. feet)





Absolute Sales & Lettings

Absolute Sales & Lettings, 27 Hyde Road - TQ4 5BP

01803 890110

paignton@movewithabsolute.co.uk

<http://www.movewithabsolute.co.uk>

