## Description

A fabulous opportunity to acquire an attached two storey barn conversion requiring refurbishment, set within a courtyard complex of similar properties and barns, in the pretty rural hamlet of Humber. This pretty cottage currently comprises an entrance hall with stairs rising to the first floor, double bedroom with storage/dressing area off and an en-suite shower room. An open plan lounge/kitchen/diner to the first floor and a second access point with external stone steps, currently blocked off, to be opened up to form the main access to the dwelling. The garden lies to the rear of the property being mainly laid to lawn, with an externally accessed full length storage room at ground floor level which could, subject to any necessary consents be incorporated into the main dwelling for an additional bedroom/further accommodation, upon which interested parties must make and rely upon their own planning enquiries of Teignbridge District Council.



## Situated

The rural hamlet of Humber is situated on the outskirts of Bishopsteignton, a popular estuary village catering for day to day needs, with further facilities and amenities, along with recreational and educational establishments catering for all age groups and mainline railway stations in the nearby towns of Newton Abbot and Teignmouth.



## Ground Floor

Existing entrance hall with stairs rising to the first floor, double bedroom with storage/dressing area off and en-suite shower room.

## First Floor

Open plan lounge/kitchen/diner, with a currently blocked off doorway giving access to external stone steps.

## Outside

Shared access over the main courtyard, rear garden being mainly laid to lawn and an externally accessed full length store room at ground floor level.

## Viewings

Strictly by prior appointment with Fulfords Newton Abbot 01626 351951. General enquiries Countrywide Property Auctions 01395 275691.

## EPC Rating

E

## Council Tax Band

A