



## The Long Barn, Washfield, Tiverton, EX16 9RF

Introducing a stunning brand-new four-bedroom detached home in the desirable location of Washfield. This exquisite home offers modern living at its finest, with luxury finishes and an abundance of space.

**Winkworth**

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## DESCRIPTION:

A chance to acquire this stunning, brand-new 4-bedroom detached home nestled in the charming village of Washfield, designed with a perfect blend of traditional and modern architecture. The exterior of the property is beautifully finished with a striking combination of wood and stone, offering both character and a contemporary touch that stands out.

As you step inside, you are greeted by a sense of space and luxury. The highlight of the ground floor is the expansive kitchen and dining area, expertly fitted with bespoke Partridge Kitchens. The high-end finishes are complemented by sleek countertops, top-of-the-line appliances, and ample storage space. The bi-fold doors allow natural light to flood the space and open to the garden, creating an effortless flow between indoor and outdoor living—perfect for entertaining or enjoying quiet family moments.

Adjacent to the kitchen, the hallway leads to a dedicated study, ideal for home working or a quiet reading space. A convenient utility room offers practical storage, and a well-appointed downstairs WC adds to the thoughtful layout of the home. The lounge area is a cozy retreat, complete with a modern built-in electric fire that creates a warm ambiance. Like the dining area, the lounge also provides direct access to the garden through double doors, offering views of the immaculate outdoor space.

Moving upstairs, the property features four spacious double bedrooms, each designed to offer comfort and luxury. The master bedroom is a true sanctuary, featuring a walk-in dressing room for ample wardrobe space and an elegant en-suite bathroom equipped with premium fittings. A standout feature of the master suite is the private balcony, where you can enjoy breathtaking, unobstructed views of the surrounding countryside.

The second bedroom also boasts its own en-suite, offering added privacy and convenience for family members or guests. The additional two bedrooms share a beautifully designed family bathroom, fitted with modern fixtures, and finished to an impeccable standard.

## OUTSIDE:

The garden, with its meticulous landscaping and panoramic views, is the ideal setting for both relaxation and entertainment. Whether you are hosting a barbecue, playing with children, or simply taking in the views, this garden offers it all.

Practicality has not been overlooked in this thoughtfully designed home. The property includes an attached garage for secure parking and storage, side access for ease of movement, and a driveway that provides parking for multiple vehicles.

Throughout the home, diligence is evident, with modern fittings and contemporary finishes that elevate the overall aesthetic. USB points are built in for added convenience, ensuring that every corner of this home is equipped for modern living.

This exceptional property offers the perfect blend of luxury, comfort, and functionality, making it an ideal home for those seeking a high-quality lifestyle in a picturesque setting.

Information:

10 Year Structural Warranty

2 Year Developer defects Insurance Period

EPC predicted A (Certificate Requested)

7kw Air Source Heat Pump

300l Vaillant Hot Water Tank

4.25 kW solar PV System with 5.2kWh Battery and an EV Charger

Connected to Mains Water

On Site Sewage Treatment Plant

Using the what3words app, search: -

pools.norms.stands



### AT A GLANCE:

- New Home
- Detached
- 4 Double Bedrooms
- Partridge Fitted Kitchen Diner
- Smart Home Lighting System
- Underfloor Heating
- Lounge - Built in Electric Fire
- Study
- Utility
- Master & Second Bedroom include En-Suites
- Off-Street Parking
- Garage
- Solar Panels

### PROPERTY INFORMATION:

- Freehold
- Council Tax Band: TBC

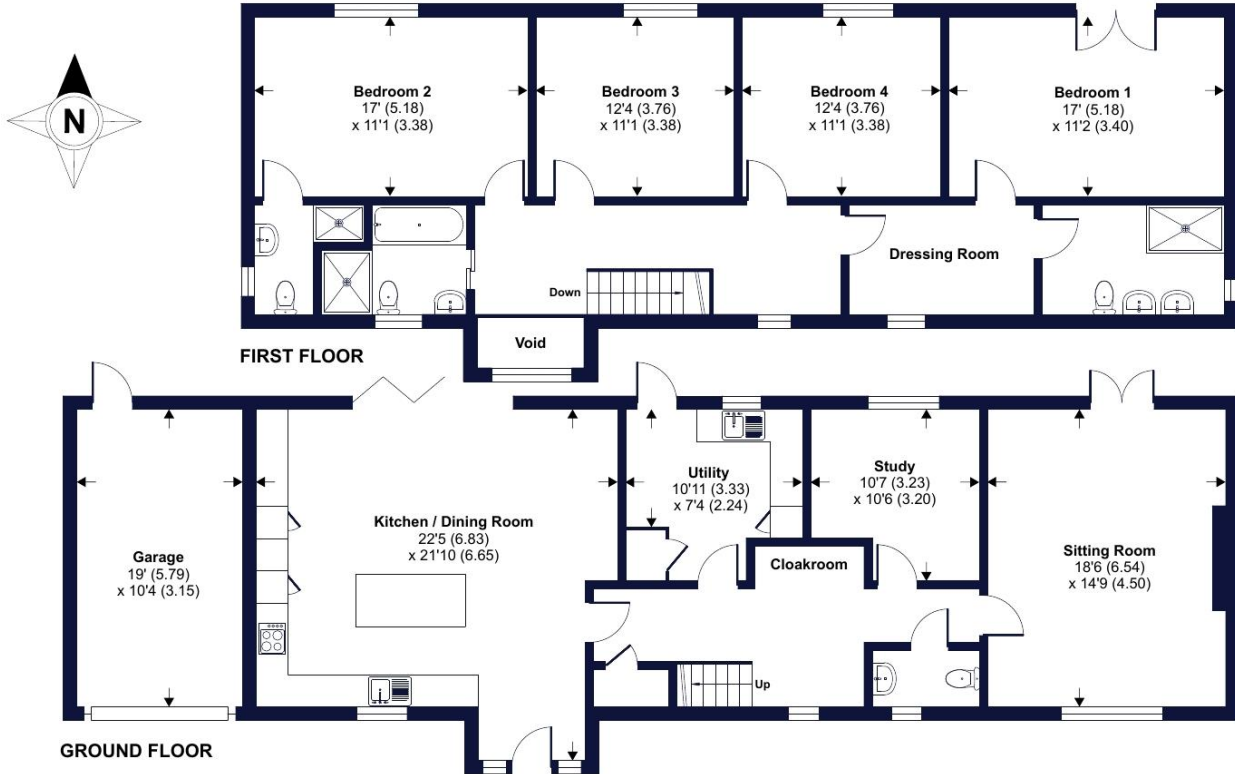
# The Long Barn, Washfield, Tiverton, Devon, EX16

Approximate Area = 2254 sq ft / 209.4 sq m (excludes void)

Garage = 191 sq ft / 17.7 sq m

Total = 2445 sq ft / 227.1 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). © nitchecom 2024. Produced for Winkworth. REF: 1196856

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