



The Long Barn, Blackheath Court, Powderham,  
Near Exeter.

Offers in excess of £450,000

Telephone 01392 201748  
[www.drewpearce.co.uk](http://www.drewpearce.co.uk)  
E-mail [residential@drewpearce.co.uk](mailto:residential@drewpearce.co.uk)



**drewpearce** 

Chartered Surveyors and Estate Agents

## SITUATION AND DESCRIPTION

Blackheath Court enjoys an enviable rural location amidst beautiful rolling countryside a few miles to the south west of the cathedral city of Exeter. It comprises an exclusive development of homes sympathetically and imaginatively converted from traditional farm buildings. There are lovely rural walks from the doorstep and the excellent local amenities nearby in Exminster village include a golf course.

The Long Barn offers particularly extensive family accommodation with spacious rooms benefitting from full central heating. There are attractive views over the surrounding countryside and the versatile nature of the accommodation is enhanced by a self contained annexe ideal for a live-in au pair, nanny, elderly relative or independent teenager. Outside there are delightful private gardens which include a secluded courtyard outside the living room. There is also a well equipped double garage.

The excellent communal facilities at Blackheath Court include an all weather tennis court, beautifully landscaped gardens, and a barbecue area.

## ACCOMMODATION

The accommodation with approximate measurements is as follows:

Part glazed front door to

### Entrance Lobby

Tiled flooring, glazed door to

### Cloakroom

Large vanity unit; close coupled WC; radiator; secondary glazed window.

### Dining Hall **7.52m x 3.91m (24' 8" x 12' 10")**

Three windows giving pleasant rural views; radiator; stairs rising to the first floor, airing cupboard housing a factory sealed hot water cylinder with an immersion heater.

### Sitting Room **6.73m x 4.59m (22' 1" x 15' 1")**

A dual aspect room with patio doors giving access to a private courtyard. Living Flame fitted gas fire with a marble hearth and a carved wooden surround; 2 radiators; television aerial point.



### Kitchen/Breakfast Room **6.23m x 6.15m (20' 5" x 20' 2")**

A bright dual aspect room with rural views; excellent range of freestanding farmhouse style units with solid wooden worktops; Belfast style sink with drainers and mixer taps; freestanding Rangemaster oven; large central

island unit; practical and stylish Travertine flooring; central heating boiler; 2 radiators; attractive arched window. Second hallway which gives access to the study and the utility room. There is also a stable style door leading to the garden.

### Study **5.66m x 4.11m (18' 7" x 13' 6")**

Spacious room with 2 windows giving attractive views over the surrounding farmland; wall light points; radiator; television aerial point.

### Utility Room **3.7m x 2.0m (12' 2" x 6' 7")**

Stainless steel sink unit with a roll edge worktop and matching base and eye level units. Plumbing for automatic washing machine; tiled flooring; radiator; door to **double garage**.

From the Dining Hall the stairs rise to the first floor landing with a radiator.

### Master Bedroom Suite **6.22m x 5.55m (20' 5" x 18' 3")**

A dual aspect room with part sloping ceiling; 2 radiators; television aerial point.

### Bathroom

Featuring a panelled bath with a tiled surround; pedestal wash basin with tiled surround; mirror with shaver point over; separate shower cubicle; close coupled WC; radiator; window.

### Bedroom 2 **3.8m x 2.85m (12' 6" x 9' 4")**

Lovely rural views; exposed ceiling timbers; radiator; door to

### Ensuite Shower Room

Pedestal wash basin with tiled surround; shower cubicle; close coupled WC; radiator; secondary glazed window; shaver point.

### Bedroom 3 **3.76m x 2.83m (12' 4" x 9' 3")**

Open rural views; exposed ceiling timbers; radiator; (connects with Bedroom 2).

### Bedroom 4 **6.26m x 2.35m (20' 6" x 7' 9")**

Part sloping ceilings; 2 radiators; television aerial point; open views.

**Bedroom 5** 3.0m x 2.85m (9' 10" x 9' 4")  
Part sloping ceiling; radiator.

**Bathroom**  
Panelled bath with a tiled surround; pedestal wash basin with tiled surround; close coupled WC; radiator; extractor; shaver point.

Accessed independently from the main house through double French doors at the gable end of the building.

**THE ANNEXE** 6.17m x 5.23m (20' 3"x 17' 2") max  
Part sloping ceiling with Velux windows, exposed timbers and a further window overlooking the garden; delightful views over the fields towards Topsham on the Exe Estuary. Hatch to roof space; television aerial point; telephone point; 2 radiators; door to

**Ensuite Shower Room**  
With corner shower cubicle; hand wash basin; low level WC; tiled flooring and walls; shaver point; radiator.

**Integral Double Garage** 6.33m x 5.28m (20' 9"x 17' 4")  
Twin up and over doors; radiator; power and lighting; shelving and workbench. Door giving access into the Utility Room.

**OUTSIDE**

Delightful private gardens which include shaped lawns bordered by mature hedging and a variety of established plants and shrubs. These include maturing Willow Trees, Lime Trees and a Devon Bank. Adjacent to the living room is a secluded enclosed courtyard garden with a variety of plants and a barbecue.



**COMMUNAL FACILITIES**

Shared gardens are meticulously maintained and include a fine centrepiece water feature. There is a barbecue area and an excellent all weather tennis court which is for the exclusive use of the residents of Blackheath Court.



**TENURE**

Freehold with vacant possession on completion.

**SERVICES**

Mains electricity and water are available. There is a private drainage system and an LPG central heating system.

**SERVICE CHARGE**

An annual service charge currently £500, for the maintenance of the communal areas including the tennis court, gardens, and drainage system.

**COUNCIL TAX BAND**

The Long Barn is Council Tax Band F

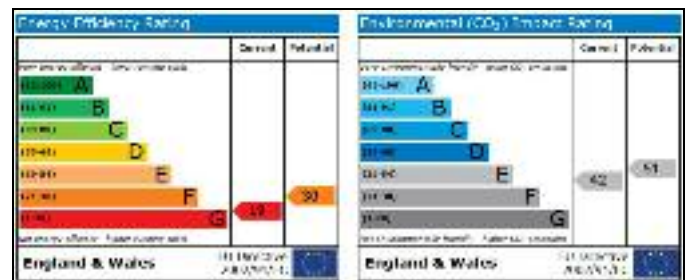
**AGENTS NOTE**

There are covenants in place which prohibit sub-letting and the keeping of dogs and cats.

**DIRECTIONS**

From Exeter follow with A379 signposted for Dawlish. Go past the turning to Exminster and continue straight on at the next mini roundabout. After approximately a mile, and at the brow of the hill, turn right at the crossroads and Blackheath Court will be found after a short distance on the left hand side. The Long Barn is the first property on the left.

**ENERGY PERFORMANCE CERTIFICATE**



Property Ref: 50-1470



#### VIEWING

Strictly by prior appointment with the vendor's agent.

# drewpearce<sup>ci</sup>

Chartered Surveyors and Estate Agents

For the attention of Michael Henderson

Tel : - 01392 201748

E mail : - [residential@drewpearce.co.uk](mailto:residential@drewpearce.co.uk)

For a full selection of current  
properties please visit our website  
[www.drewpearce.co.uk](http://www.drewpearce.co.uk)

Exeter Office:  
Drew Pearce  
14 Cathedral Close  
Exeter, Devon EX1 1HA  
Tel: 01392 201748  
Fax: 01392 205009

E-mail: [residential@drewpearce.co.uk](mailto:residential@drewpearce.co.uk)  
[www.drewpearce.co.uk](http://www.drewpearce.co.uk)

**Property Misdescriptions Act:** For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. No person representing DREW PEARCE has any authority to make or give any representation or warranty whatever in relation to this property.

**Floorplan For Illustrative Purposes Only.** Where needed, please note that DREW PEARCE uses every endeavour to ensure the accuracy of its floorplans, however this plan is not necessarily drawn to scale and is intended to provide an approximate layout only. If any of the elements of the plan are important to you, please carry out your own inspection or contact DREW PEARCE.