



MILLINGTON TUNNICLIFF

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Forder Barn, Forder Lane, Ugborough

Guide Price £485,000

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A fabulous reverse level attached barn conversion set within this rural hamlet just outside of Bittaford. The property is beautifully presented with an entrance hall, 3 double bedrooms, en suite shower room and modern family bathroom suite on the ground floor, together with landing, cloakroom, modern kitchen and spacious lounge/diner on the upper floor. The barn conversion is Upvc double glazed and has oil fired central heating. Externally there is ample off road parking, a large single garage and a glorious cottage garden approached off the living room overlooking a field. EPC E 45.

Ground Floor

Entrance Hall

Stairs rising to upper floor, built in store cupboards, Upvc double glazed window to side.

Bedroom 1 - 3.99m x 3.56m (13'1" x 11'8")

Upvc double glazed window to side, radiator.

En suite Shower/WC

With shower cubicle, low level WC and wash basin, Upvc double glazed window to front.

Bedroom 2 - 3.15m x 2.94m (10'4" x 9'7")

Upvc double glazed window to side, radiator.

Bedroom 3 - 3.53m x 3.1m (11'6" x 10'2")

Upvc double glazed window to side, radiator.

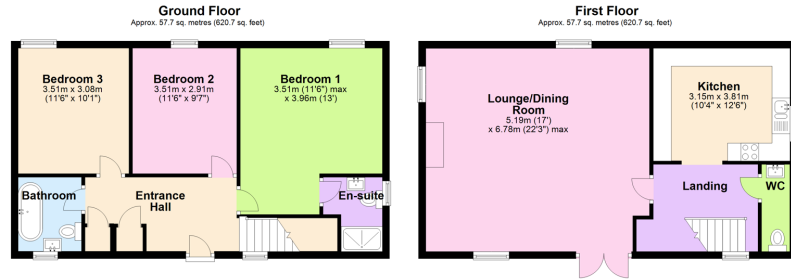
Bathroom/WC

With freestanding bath, wash basin and low level WC, Upvc double glazed window to side.

First Floor



- Character Barn Conversion
- 3 Double Bedrooms
- Reverse Level Accommodation
- Modern Integrated Kitchen
- Spacious Lounge/Diner With Beamed Ceiling
- Feature Wood Burner
- Upvc Double Glazing
- En Suite Shower Room
- Energy Producing PV Panels
- Off Road Parking And Large Single Garage



Total area: approx. 115.3 sq. metres (1241.4 sq. feet)



English | [Compare](#) | <https://find-energy-certificates.service.gov.uk/energy-certificates/7400-3030-0001-2472-81047810001>

Energy performance certificate (EPC)

Score 81-91 B	Energy rating E	Valid until 4 October 2032
Current 81-91	Current E	Potential 81-91

Property type: Semi-detached house
Total floor area: 107 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.
You can read [guidance for landlords on the regulations and penalties](#) from the government website.

Energy rating and score

The property's energy rating is E. It has the potential to be B.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

The graph shows the property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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