



# Stonelands Barn

Budbrooke Lane, Crockernwell, Exeter EX6 6ND



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Asking Price £310,000

**A detached three bedroom barn conversion in this small village with parking and a small rear patio garden. Benefiting from slate and oak flooring, and granite Kitchen work surfaces with Canadian Ash units. Offered with no upward chain.**

## **Situation:**

The property is situated near the centre of Crockernwell, an attractive, small village on the northern tip of Dartmoor. The location is favoured for the range of period buildings within the village and ease of access to Dartmoor and the A30 arterial route running the length of the south-west peninsula. Amenities will be found in the nearby village of Cheriton Bishop and the towns of Okehampton and Chagford. Fingle Bridge and Castle Drogo are also located nearby. Exeter is approximately 12 miles distant. Rail stations can be found at both Okehampton and Exeter which also provides access to the airport and M5 motorway.

## **Description**

Stonelands Barn was converted by the current owners around 2006/2007 and offers a two storey unlisted barn of mainly cob and stone construction. It benefits from under floor heating from a ground source heat pump and has used high spec materials including slate and English Oak flooring, and a Canadian Ash kitchen with granite work top. It benefits from double glazing, off street parking and a small rear patio garden. There is potential to rent a detached area of garden further up the lane for approx £20 per annum.

## **Accommodation:**

The front door opens into a small lobby providing access into the Living Room and separate access into the modern Kitchen. The Living Room is bright with a good height ceiling and offers features such as exposed stonework and oak flooring and overlooks the rear patio garden. The Kitchen offers light Canadian Ash units both over and under the polished granite work surface with an inset butlers sink, electric hob with oven and grill. An inner Hall has oak stairs leading to the first floor and opens into a Utility Hall with a light well and plumbing for a washing machine. The bathroom offers a modern three piece white suite including a bath with mixer shower, WC and wash basin. There is also the main ground floor bedroom with oak flooring.

The first floor has some reduced head height in places but feels bright and offers access to two further bedrooms and a separate WC with wash basin.

## **Outside:**

To the side of the property is off street parking for one/two vehicles, a timber shed providing storage and steps up to the rear south facing Patio Garden with drying area and providing space to sit out.

## **Agents Note**

A relative of the owners rents out areas of garden further up the lane. These are rentable at a charge of £20 per annum and an area is available for any purchaser to take up the rental on.





**Services:**

Mains electricity, water and drainage.  
Under floor heating from ground source heat pump.  
Broadband up to 14mbps through Standard line.

**Local and Planning Authority:**

West Devon Borough Council ([www.westdevon.gov.uk](http://www.westdevon.gov.uk))

**Council Tax:**

Band E (£2,786.65 for 2024/25)

**Energy Performance Certificate:**

D68 with potential for B82 (see chart)

**Tenure:**

The property is freehold with vacant possession.

**Wayleaves, Rights & Easements:**

The property is sold subject to any wayleaves, public or private rights of ways, easements and covenants and all outgoing, whether mentioned in the sales particulars or not.

**Boundaries, Roads & Fencing:**

The Purchaser shall be deemed to have full knowledge of the boundaries, and neither the Vendor, nor their Agent will be responsible for defining the ownership of the boundary fencing and hedges.

**Viewings**

**Strictly by appointment only** through Rendells Estate Agents, Tel: 01647 432277.

**Directions:**

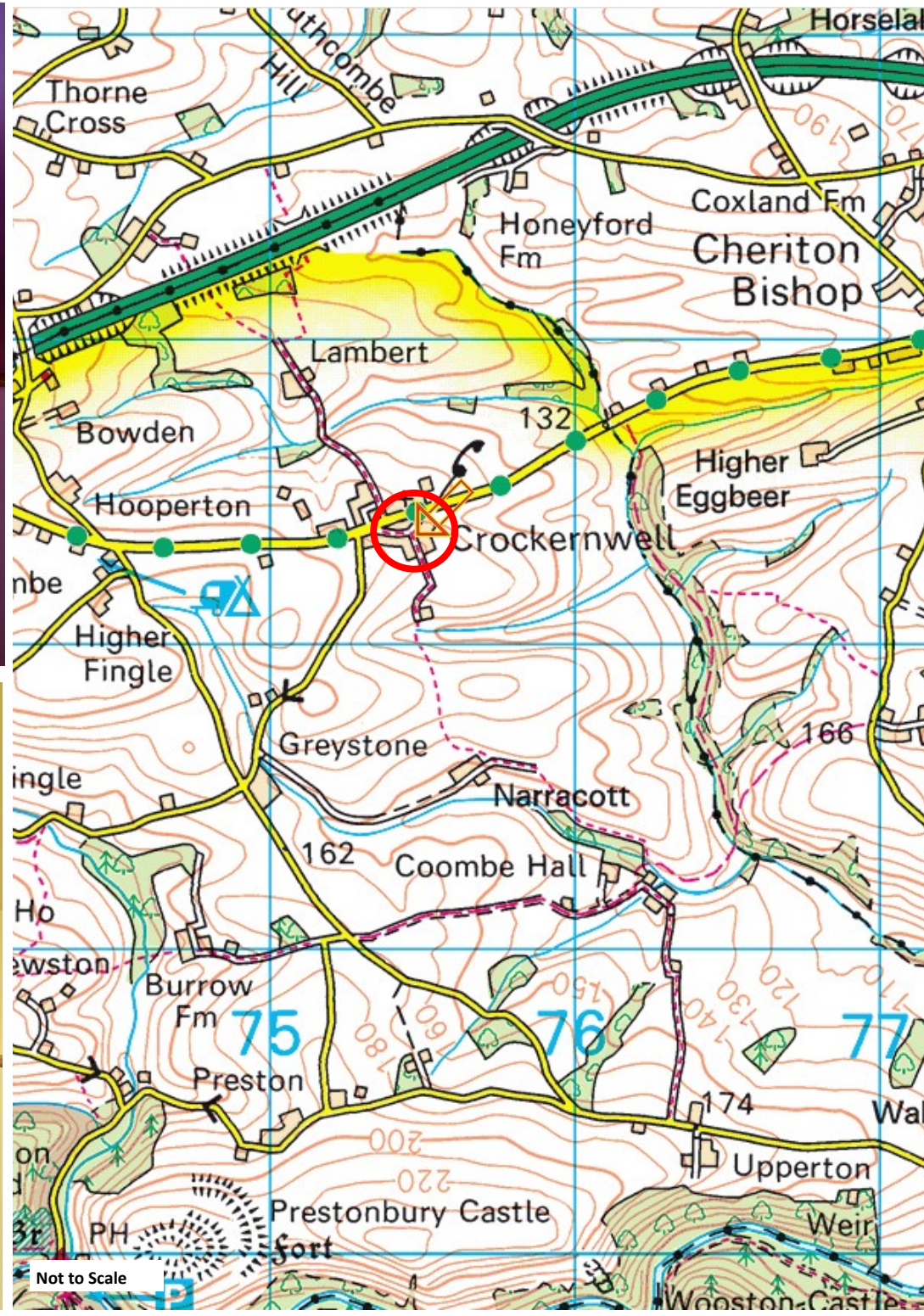
Heading west on the A30 take the turning for Cheriton Bishop and continue through Cheriton Bishop. On the outskirts of Crockernwell there is a layby on the left and immediately after is a slip road into Stonelands. Take that left turn and take the second left into Budbrooke Lane/Narracott Lane whereby the property will be found almost immediately on the right hand side.

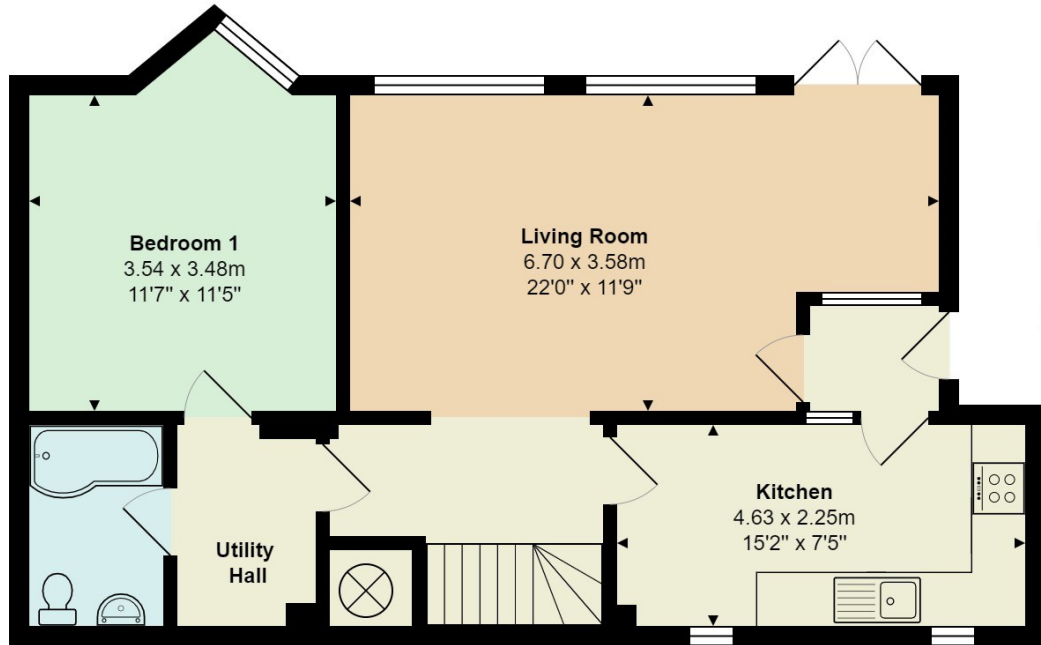
**What3Words location:** [///olive.frizz.mourner](https://www.what3words.com/olive.frizz.mourner)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



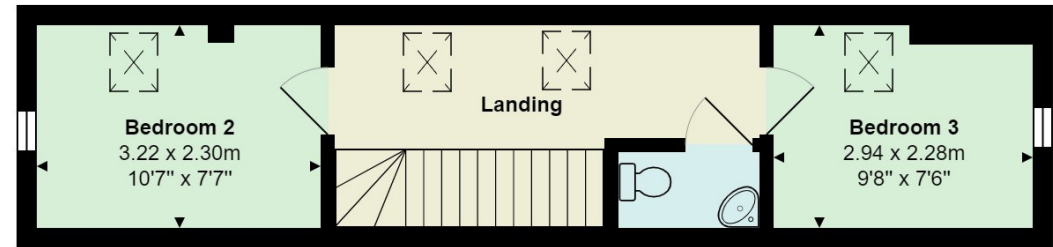




**Ground Floor**  
Area: 65.0 m<sup>2</sup> ... 700 ft<sup>2</sup>

## Stonelands Barn, Crockernwell EX6

Total Area: 91.0 m<sup>2</sup> ... 980 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



**First Floor**  
Area: 26.0 m<sup>2</sup> ... 280 ft<sup>2</sup>

### Consumer Protection from Unfair Trading Regulations 2008

- 1) These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute an offer or contract.
- 2) All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.
- 3) Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services are in good working order. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. Interested applicants are advised to make their own enquiries and investigations before finalizing their offer to purchase.
- 4) The photographs appearing in these sales brochures show only certain parts and aspects of the property at the time the photographs were taken. Aspects may have been changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Items shown in photographs are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.
- 5) Any area measurements or distances referred to herein are approximate only.
- 6) Where there is reference in these particulars to the fact that alterations have been carried out, or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.
- 7) Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If there are any points of particular importance that need clarifying before viewing please do not hesitate to contact this office.
- 8) References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from a solicitor and before finalizing their offer should make their own enquiries and investigations. Buyers should check the availability of any property and make an appointment to view before embarking on any journey.