



# HIGHERBROOK BARN

Ide, Exeter

**complete.**  
SIGNATURE HOMES



## HIGHERBROOK BARN

Ide, Exeter

A superb, substantial barn conversion with five double bedrooms, two ensuites, a garage, parking and a sizeable, private garden, in a sought-after village location of Ide, yet conveniently located with quick and easy access to a supermarket, the city of Exeter, and the A30.

**Please note:** Under the terms of the Estate Agency Act 1979 (section 21) please note that the vendor of this property is a relative of an employee of Complete Estate Agents.



*A stunning barn conversion, located in a sought after village.*



Detached



Rural location



5 Bedrooms



4 Bathrooms



3 Reception rooms



Off road parking & garage



Private garden



Council tax band: E



## THE HOUSE

This beautiful property has been sympathetically converted by the current owners into what is now a fabulous family home offering a perfect blend of traditional character and charm with the practicalities of modern living.

It is beautifully presented throughout with light and neutral décor, complimented by wonderful features such as exposed beams, thick stone walls, and reclaimed solid wood internal doors, and it feels warm and welcoming with gas central heating and double-glazing.



## GROUND FLOOR

The accommodation comprises, on the ground floor, a storm porch and an entrance hallway with a staircase rising to the first floor and a cupboard beneath, a spacious family room with plenty of natural light from a window to the front, and an original saddle rack that makes a wonderful feature, a beautiful kitchen/dining room with dual-aspect windows and a modern fitted kitchen that has an abundance of worktop and cupboard space, a double-oven, ceramic hob, and an integrated dishwasher, plenty of floor space for a dining table and seating, perfect for any occasion and creating a fabulous social space, a real 'hub of the home', and in a separate utility room, there is additional storage and space with plumbing for white goods. At the opposite end of the property, there is a large living room with a second staircase to the first floor and patio doors that open out onto a patio and the garden beyond. Completing the ground floor is a double bedroom with a wide window to the front and a modern shower room containing a shower, a WC and a basin.

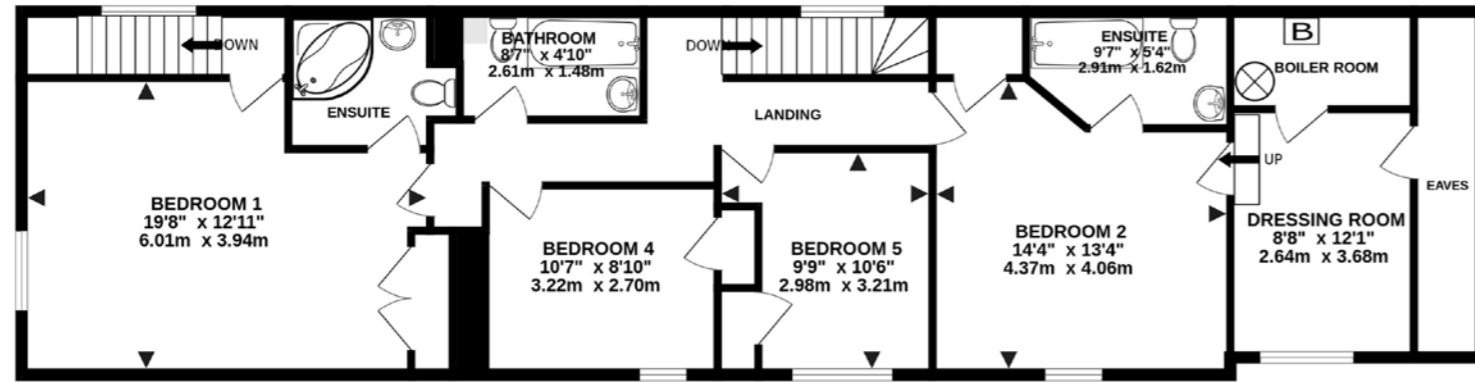


# HIGHERBROOK BARN, IDE, EXETER

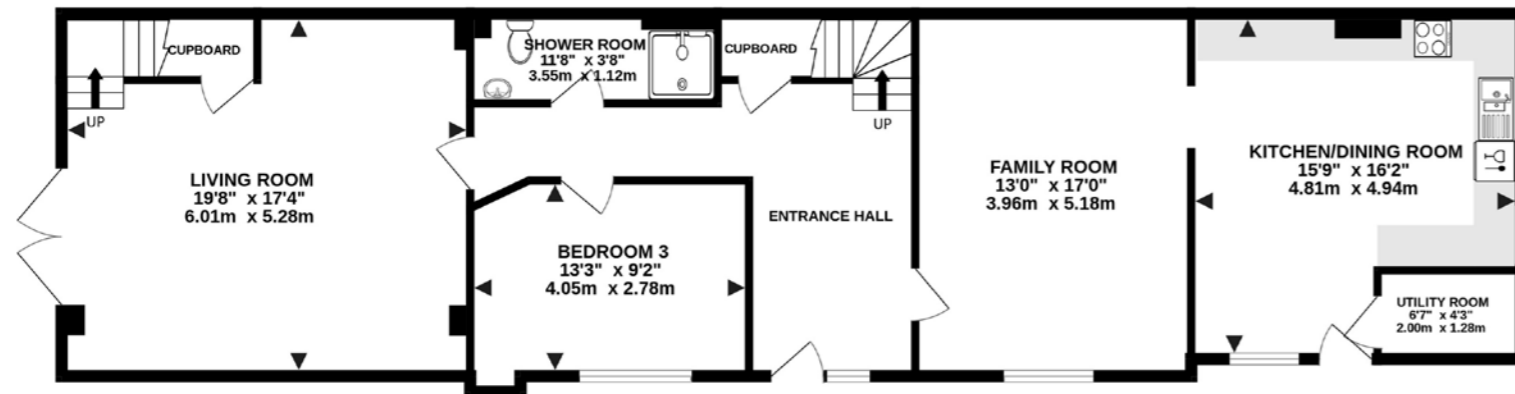
TOTAL APPROXIMATE FLOOR AREA  
2365 SQ FT/ 219.7 SQ M



**FIRST FLOOR**  
1182 sq.ft. | 109.8 sq.m.  
approx.



**GROUND FLOOR**  
1184 sq.ft. | 110.0 sq.m.  
approx.



## TITLE FOR HIGHERBROOK BARN

HM Land Registry  
Official copy of  
title plan

Title number **DN469526**  
Ordnance Survey map reference **SX9090NE**  
Scale **1:1250**  
Administrative area **Devon : Exeter**



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Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2023



## FIRST FLOOR

Upstairs, there are four further bedrooms, all doubles with built-in wardrobes, two with ensuite bathrooms. The principal bedroom also has a separate dressing room with eaves storage and access to the boiler room, where there is a condensing gas system boiler and an unvented hot water cylinder providing the central heating and mains-pressure hot water. Completing the first floor is a family bathroom.

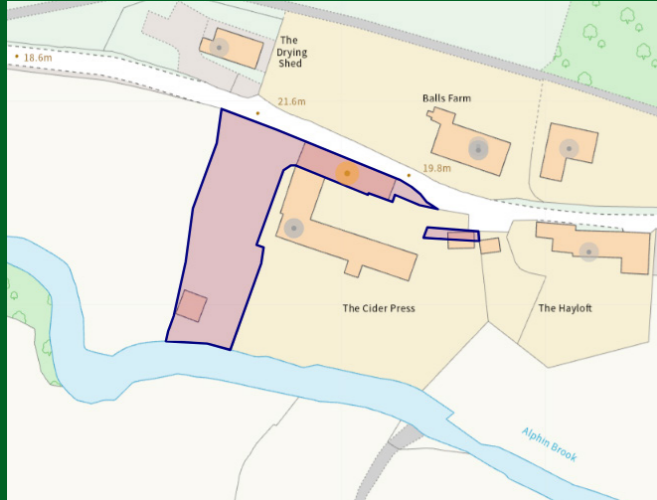


## THE GROUNDS

Outside, a shared driveway provides access to the block-paved courtyard leading to the entrance porch, and there is a detached garage and space for another three vehicles.

The rear garden measures approximately a quarter of an acre, which is enclosed, making it safe for children and pets. The garden also has an outlook over neighbouring fields. There are paved split-level terraces, perfect for entertaining, extensive lawn areas, a basketball half-court, a timber shed with power and lights, and much more. A viewing is essential to fully appreciate all that this beautiful family home has to offer.

## LOCATION



The Village of Ide lies approximately a mile Southwest of Exeter and boasts picturesque cottages with well-maintained gardens, a community shop, two great British modern pubs, a primary school and church.

The nearby city of Exeter has shops and eateries of every kind, a cathedral, lovely architecture, university, racecourse, the Exeter Chiefs Rugby Team - Exeter has the lot. It's well connected too: the M5 and direct trains to Paddington (in as little as 2hr 10mins) and an international airport. A great city.

## SCHOOLS

### Primary

Ide Primary School: 1.2 mile

### Secondary

West Exe School: 0.6 mile

## NEARBY

Ide Community Shop and Post Office: 0.5 miles  
Exeter City Centre: 2.8 miles  
Supermarket (Sainsbury's): 0.7 miles

## THINGS TO DO

Exmouth Beach: 13.8 miles  
Cowick Barton Park: 1.1 miles  
Haldon Forest: 5.8 miles  
Exeter Quay: 2.4 miles

## TRANSPORT

Bus stop (Cowick Lane): 0.4 miles  
Train station (St Thomas): 1.6 miles  
A30: 1 miles  
Exeter Airport: 7 miles

Please check Google maps for exact distances and travel times.

**Property postcode: EX2 9RA**



## COMPLETE SIGNATURE HOMES

141 Younghayes Road, Cranbrook, EX5 7DR

t: 01392 422 500

e: [exeter@completeproperty.co.uk](mailto:exeter@completeproperty.co.uk)

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