



# Cullaford Barn

Spreyton | Devon | EX17 5AX

STUART  
OLIVER  
RESIDENTIAL



## Property Location

EX17 5AX

A beautiful four double bedroom modern home converted in 2015 from a former threshing barn situated on the outskirts of the popular Devon village of Spreyton. The property has a gated driveway, parking for numerous cars, a fenced paddock with a stable block and a separate 2.12 acre field.

- **Stunning thresher barn conversion**
- **Modern and contemporary feel throughout**
- **Four double bedrooms**
- **Large stylish family bathroom and ensuite shower room**
- **Fabulous reception/dining area**
- **High vaulted ceiling and large galleried office**
- **Modern and spacious well fitted kitchen**
- **Separate utility room and wc**
- **Boot room**
- **Fabulous gardens and paddock with two stables and a tack room**
- **Further 2.12 acre field/paddock over the lane**
- **Single stone built garage**
- **No onward chain**

## Situation

Cullaford Barn is located in a peaceful hamlet a mile from the popular and sought after village of Spreyton which has a thriving community, a community run shop with a post office and a dry-cleaning service, the village also has a church, a village hall, a garage, a primary school, and an award winning public house, the Tom Copley Inn. The town of Crediton (12 miles) is easily accessible, as is Okehampton (11 miles) with its range of shops and services, three supermarkets including a Waitrose, hospital and secondary college. The city of Exeter (19 miles) offers an extensive range of shopping and business facilities, together with mainline railway stations to Waterloo and Paddington, an international airport and M5 motorway connections. Dartmoor National Park is just three miles from Spreyton with its hundreds of square miles of unspoilt scenery and many outdoor pursuits including riding and walking. The A30 dual carriageway is easily accessible proving access west into Cornwall and east to Exeter.









Upon arrival, you sweep through a large gated entrance and follow the driveway around the gardens to a parking area for several cars. The main entrance to the property is the original barn entrance consisting of large high glazed windows and front door. Once inside, you immediately feel the 'wow' factor due to the space, high vaulted ceilings, galleried office and modernity the property offers. The property has oak flooring throughout with underfloor heating. The open plan reception/dining room has a modern Palazetti wood burner and offers views over the lane to the field opposite. The stylish modern kitchen is to the rear and has a spiral staircase leading up to the spacious mezzanine, galleried office which overlooks the main reception area. From the kitchen area there is a door to the boot room with rear access to the gardens and a covered log store. From the boot room there is a door to the utility room with further storage cupboards and space for a tumble dryer and washing machine. From the utility room there is a further door to the separate cloakroom with matching wc and wash hand basin.

The reception/dining room and kitchen are separated by a staircase leading downstairs to the ground floor and four double bedrooms and a large family bathroom. The main bedroom is a great size with views to the rear and a door to the ensuite shower room with a modern walk-in shower, Roca vanity sink unit and an illuminated vanity storage mirror. The further three bedrooms are a good size and also have rear views. The luxury family bathroom comprises a four piece suite including a large walk-in shower, a contemporary freestanding bath, a wc, a Roca vanity sink unit and an illuminated vanity storage mirror.

Outside to the front of the property there is a large lawned south facing garden, approximately 0.73 acres in size with a recently added large patio area for entertaining or simply to relax. A further pedestrian gate leads out onto the lane and field opposite. All of the gardens offer a high degree of privacy by way of hedges, trees and the large double wooden entrance gates. The sweeping gravel driveway separates the garden from the fenced paddock beyond. The large fenced paddock has a stable block incorporating two stables 11'3 x 11'2 and 11'6 x 11'3 and a hay store/tack room 11'3 x 8'5. To the side of the stables there is a further timber shed.

From the entrance of the drive and over the lane there is a stone built garage/small barn and access to the 2.12 acre field/paddock through a five bar gate.



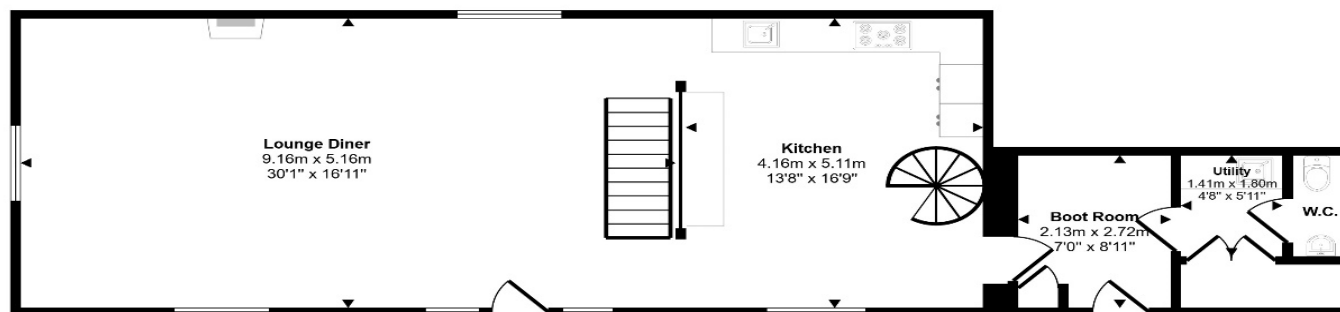




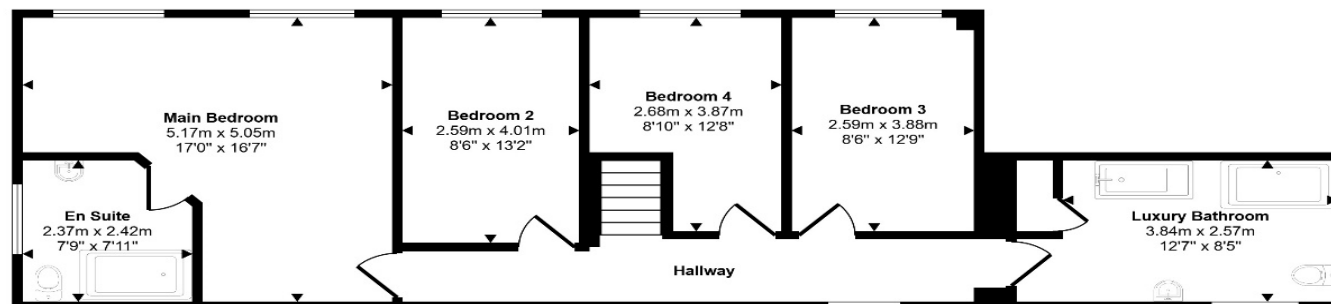




Approx Gross Internal Area  
186 sq m / 2002 sq ft



Ground Floor  
Approx 83 sq m / 888 sq ft



First Floor  
Approx 82 sq m / 881 sq ft



Second Floor  
Approx 22 sq m / 234 sq ft

Council Tax Band: Band E  
Tenure: Freehold

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		74	81
		EU Directive 2002/91/EC	

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property





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