

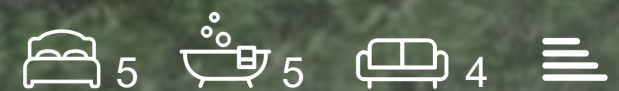


FRANCIS LOUIS
Residential



Wheatcroft Farm, EX15 1RA

Price Guide £850,000





Wheatcroft Farm

Exclusive Barn Conversions within a Gated Eco Development

An exceptionally rare opportunity to acquire one of only two 5000 square feet plus barn conversions at Wheatcroft Farm, a private gated development set within open Devon countryside, yet conveniently placed for Cullompton, Exeter and the M5.

These beautifully designed homes form part of a carefully curated eco-scheme, blending traditional agricultural architecture with high-end contemporary living. Retaining the character and proportions of the original barns, both properties are being finished to an exacting standard, with a strong emphasis on space, light and energy efficiency.

Internally, the accommodation is generous and flexible, arranged over two floors with impressive vaulted elements, well-proportioned reception spaces and a layout suited to both family living and entertaining. Large glazed openings frame views across the surrounding landscape while flooding the interiors with natural light.

Sustainability sits at the heart of the design. Each barn benefits from solar panels, air-source heat pump heating, and modern insulation standards, ensuring excellent energy performance and lower running costs without compromising comfort or style.

Externally, the barns enjoy private gardens within the wider landscaped grounds, all accessed via a secure gated entrance.

Plot 4 offers an additional and increasingly rare option to purchase extra land, making it particularly attractive for buyers seeking space for paddocks, lifestyle use or long-term investment potential.

Wheatcroft Farm is positioned on the edge of the countryside while remaining highly accessible, offering a unique balance of rural privacy and everyday convenience. Opportunities of this quality, scale and setting are seldom available—particularly where only two barn conversions exist within the entire development.

Early enquiries are strongly encouraged.

Price Guide £850,000



Barn Conversions

An increasingly rare opportunity to acquire one of only two barn conversions at Wheatcroft Farm, a private gated eco-development set within open Devon countryside, yet conveniently positioned for Cullompton, Exeter and the M5.

These homes form part of a carefully considered scheme that blends traditional agricultural architecture with high-quality modern living. The original scale and character of the barns have been retained, while the interiors have been re-imagined to create generous, light-filled accommodation finished to a high standard.

The internal layouts offer flexible and well-proportioned living spaces arranged over two floors, with vaulted elements, strong glazing lines and carefully placed openings that frame views across the surrounding landscape. The design is suited to both everyday family life and more formal entertaining, with a clear emphasis on space, flow and natural light.



Sustainability is central to the design of the scheme. Both barns benefit from solar panels, air-source heat pump heating, underfloor heating and modern insulation standards, delivering strong energy efficiency without compromising comfort or style.

Externally, each property enjoys its own private garden within the wider landscaped grounds, all accessed via a secure gated entrance.

Plot 4 also offers the option to acquire additional land, available by separate negotiation, providing further flexibility for lifestyle use or future planning.

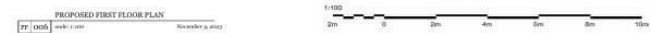
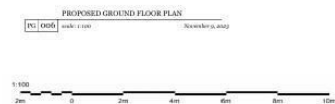
As these are bespoke homes within a limited and highly exclusive release, finishes, layouts, plot-specific details and land availability may vary.

?? For full details, current availability, land options, specification and the reservation process, please contact the Francis Louis team directly.

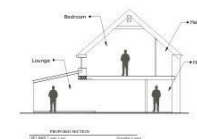
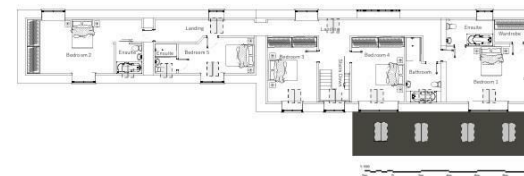
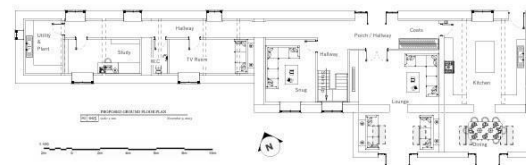
- Only two barn conversions within the wider Wheatcroft Farm gated eco-development
- Carefully designed scheme blending retained agricultural character with high-quality modern living
- Vaulted elements and strong glazing lines creating light-filled interior spaces
- Availability, plot options and land opportunities are limited and subject to change
- Private rural setting with convenient access to Cullompton, Exeter and the M5
- Generous and flexible accommodation arranged over two floors
- Solar panels and air-source heat pump heating providing excellent energy efficiency







- 8 x crevice roosting features



STATUS	
PLANNING ISSUE	
PROJECT DESCRIPTION	NO
A. 10	



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