



The Red Barn
Morchard Road | Crediton | Devon | EX17 5LS

THE RED BARN

The Red Barn is a newly built, architect-designed residence that reflects the character and proportions of a traditional Devon barn while offering the benefits of modern construction.



KEY FEATURES

Positioned in approximately 0.63 acres just outside the hamlet of Morchard Road, the property was developed by the current owners for their own use rather than for resale, resulting in a thoughtful design and a high specification throughout. It combines energy efficiency, space, and convenience in an attractive rural setting.

Internally, the property has been designed around a central double-height entrance hall, which immediately sets a spacious and welcoming tone. An oak staircase forms the centrepiece of this space, leading to a galleried landing on the first floor. The main living area is open-plan and incorporates a contemporary kitchen, dining space, and relaxed seating area.

The kitchen is fitted with AEG integrated appliances and a large central island, ideal for entertaining or everyday family life. Large windows and glazed doors allow natural light to flood in and offer views over the garden and surrounding countryside.

Adjacent to the main living area is a separate living room, providing a more intimate space for evenings or quieter moments. A generously sized utility and boot room sits to the side of the property and is complemented by a ground floor cloakroom/WC. The entire ground floor is finished with durable LVT flooring, and underfloor heating is installed throughout, with individual thermostatic controls in each room for maximum efficiency and comfort.

Upstairs, the galleried landing overlooks the entrance hall and gives access to two well-proportioned double bedrooms, positioned on opposite sides for privacy. A family bathroom is fitted with a modern suite including a freestanding bath and a walk-in shower. The principal bedroom suite is located at the far end of the house and offers a particularly generous space with superb countryside views. This room could easily be reconfigured into two separate bedrooms, should four bedrooms be preferred. As it stands, the suite includes a seating area and a well-appointed en-suite bathroom with both bath and separate shower, giving a feel of a high-end hotel suite.









SELLER INSIGHT

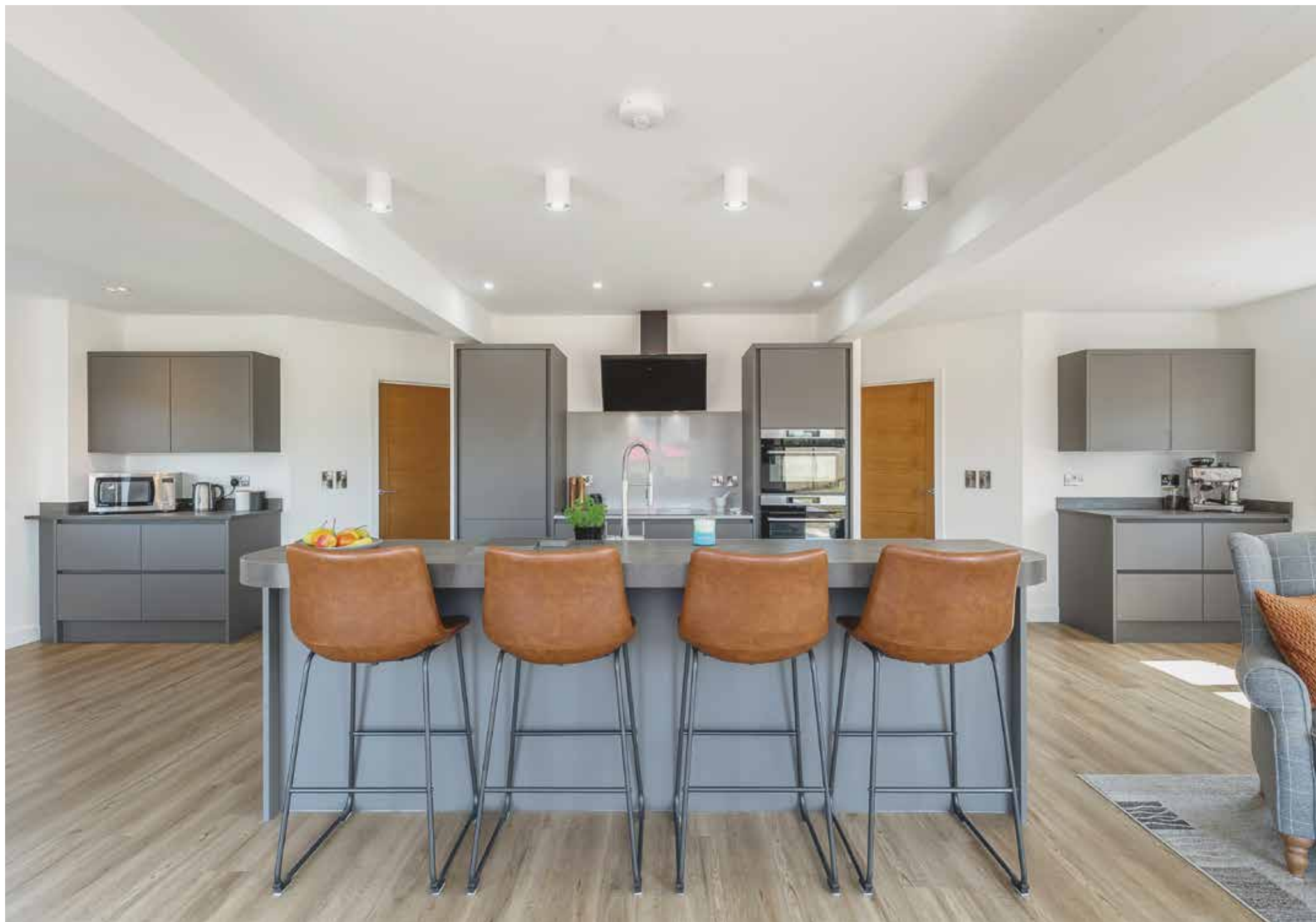
“ The red corrugated building known affectionally as ‘The Red Barn’ locally, is set within a beautiful rural setting and yet is very well connected to local amenities.

When it came time to design its replacement, our goal was clear: to honour the building’s iconic features and ensure it retained the charm that made it special. We wanted the new home to reflect its proud heritage while fitting seamlessly into the countryside that we love.

Inside, we envisioned the kitchen, dining, and seating area as the true heart of the home, a warm, welcoming space where our family can gather, catch up, and enjoy each other’s company without feeling cramped. It’s a space that encourages connection and comfort.

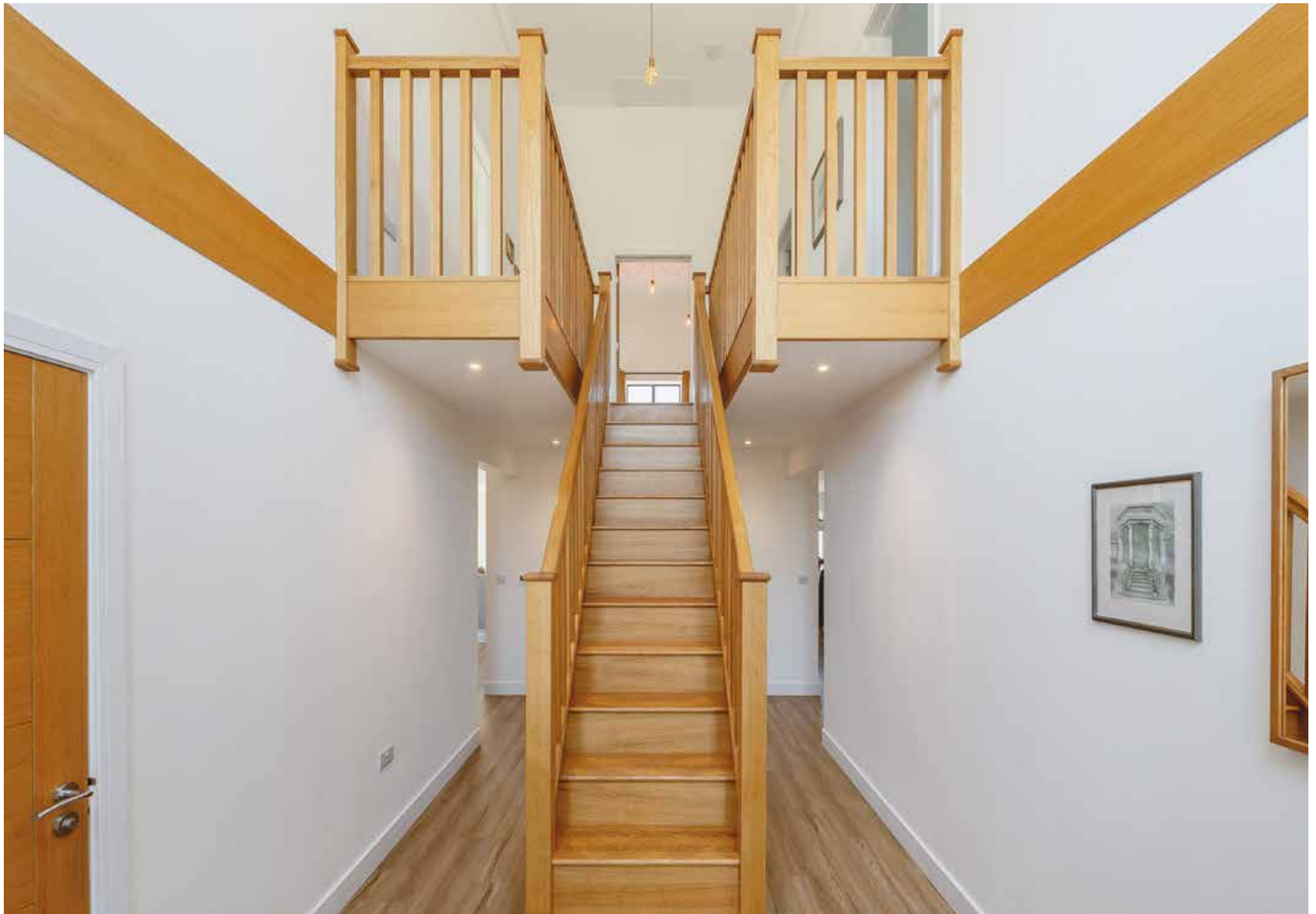
Our principal bedroom is a vast and personal sanctuary. It’s the perfect place to unwind with a good book or simply sit back and take in the stunning views of the countryside. Watching the sunset through the picture windows has become one of our favourite ways to relax”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.























KEY FEATURES

Externally, a sweeping gravel driveway offers ample parking and leads to a detached double garage. The garage is currently used as an open car port, although it could be enclosed if preferred. Behind the garage, a separate plant room also offers useful additional space for storage or potential conversion to a home office or hobby room.

The garden is predominantly laid to lawn, offering a blank canvas for landscaping or further planting. The land borders the Knighty Brook, adding a natural water feature and further appeal to the setting.

Location

The location offers the benefits of a rural lifestyle without being isolated. Morchard Road is a small hamlet with a station on the Tarka Line, providing rail access between Exeter and Barnstaple. Regular bus services also pass through, and the A377 offers straightforward access to the surrounding villages and nearby towns. The property is just six miles from Crediton, with a full range of amenities, and around 30 minutes by car to Exeter. The nearby villages of Morchard Bishop, Copplestone, and Lapford each offer local shops, primary schools, public houses, and further facilities including a doctor's surgery at Morchard Bishop.

In terms of practical features, the Red Barn is connected to mains electricity and has a private borehole water supply and a treatment plant for drainage. Heating is via an air source heat pump system with underfloor heating throughout. The property has been awarded an A rating for energy efficiency, supported by high levels of insulation and modern aluminium anthracite-framed double glazing. Telephone and broadband lines are available to the property, and the location is superfast broadband enabled to the cabinet, with connection required.





INFORMATION

Tenure
Freehold

Services
Mains electricity, air source heat pump and underfloor heating. Bore hloe water supply and private drainage.

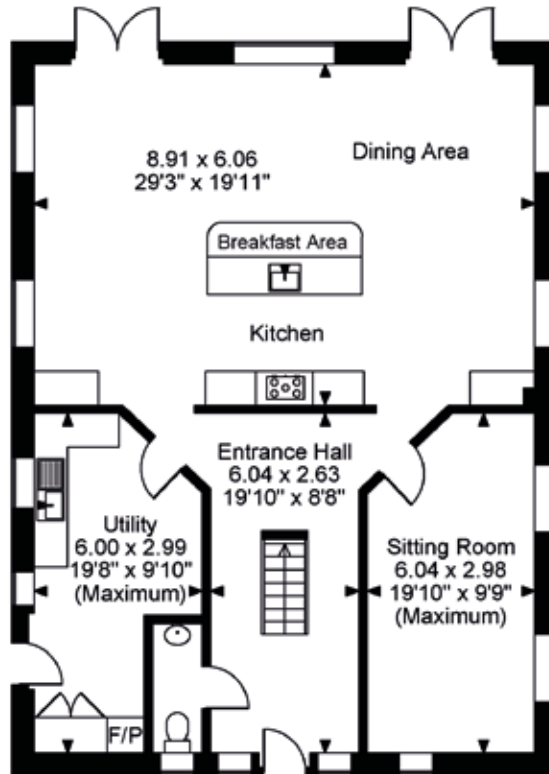
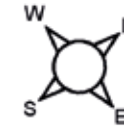
Local Authority
Mid Devon District Council
Council Tax Band F

Warranty
The property benefits from the remainder of a LABC Warranty

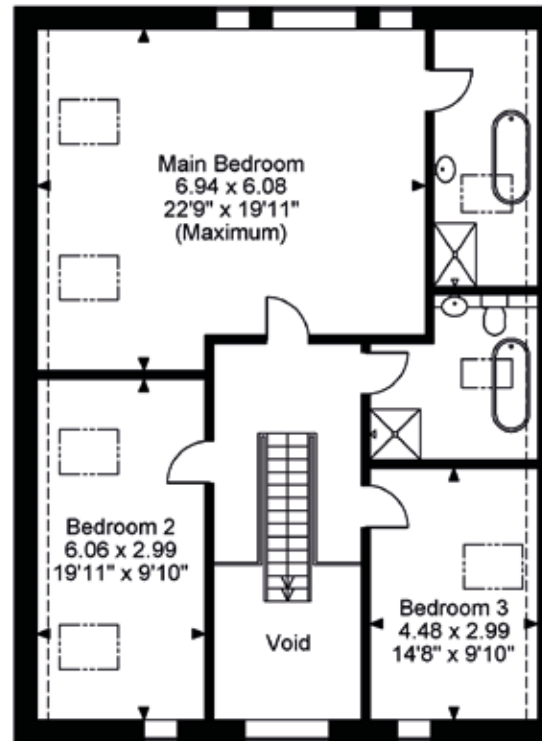
The Red Barn offers an excellent opportunity to acquire a unique, energy-efficient home in a peaceful yet accessible location, thoughtfully built to a high standard and offering space, comfort and modern living, within a countryside setting.



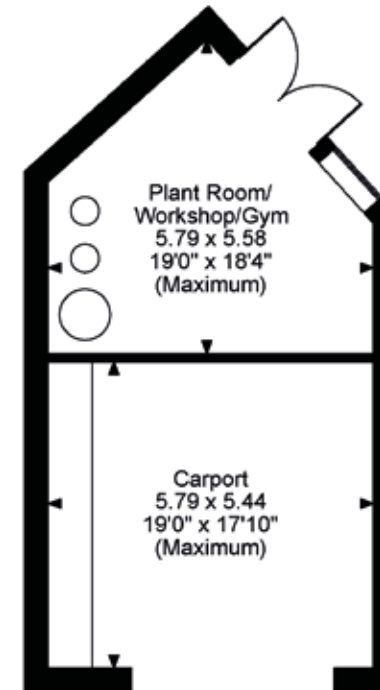
The Red Barn Morchard Road, Crediton, Devon
Approximate Gross Internal Area
Main House = 2218 Sq Ft/206 Sq M
Carport = 339 Sq Ft/32 Sq M
Plant Room/ Workshop/ Gym = 257 Sq Ft/24 Sq M
Total = 2814 Sq Ft/262 Sq M



Ground Floor



First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 □□□□ Denotes restricted head height
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Council Tax Band: F
 Tenure: Freehold





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We value the little things that make a home

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

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