



Holme Barn, Newton St. Cyres EX5 5BS

Guide Price £495,000

Holme Barn

Newton St. Cyres, Exeter

- Attractive barn conversion
- Desirable edge of village location
- Less than 5 miles to Exeter
- 4 Double bedrooms
- 2 Ensuite bathrooms
- Kitchen/Diner
- Large lounge
- Garage & garden
- Parking for 4 cars
- No Chain!

Holme Barn is set right on the edge of the ever popular village in Newton St Cyres, surrounded by countryside in a very peaceful location. The barn is being offered for sale for the first time in 25 years and is being sold with no onward chain. The barn has a warm and inviting feel with spacious rooms and character galore.

The kitchen has solid wood units with eye level double oven and built in dishwasher along with space for a full height fridge. There is a stone arched partition through to the dining area with original mullion window. Next to the entrance hall is a utility room with space for washing machine and sink, there is also a WC in here.

The very spacious lounge is fully of character with large original beams and an open brick fireplace with wood burning stove, a door to the front of the property and entrance through to a further lounge.





Upstairs there are two double bedrooms and an office then a further large double ensuite with a bath, separate shower and floor to ceiling tiles. The master bedroom has an arch through to the spacious ensuite also with a separate bath and shower. There are fitted wardrobes with a large walk-in-wardrobe behind offering a wealth of storage. The heating is from individual wall mounted electric heaters, the windows are a mix of uPVC double glazing and wood and there is the benefit of mains drainage.

Outside the property has patio area perfect for outdoor dining, a lawned area and parking for 4 vehicles, the garage has space for one vehicle and there are also two garden sheds to the side of the drive.

Agents Note: Part of the drive is owned by next door and Holme Barn has a right of way over this section, please enquire with the office for further details.

Please see the floorplan for room sizes.

Current Council Tax: Band B - Mid Devon 2024/25 - £1,834.03

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Electric radiators and woodburning stove

Listed: No

Conservation Area: No

Tenure: Freehold

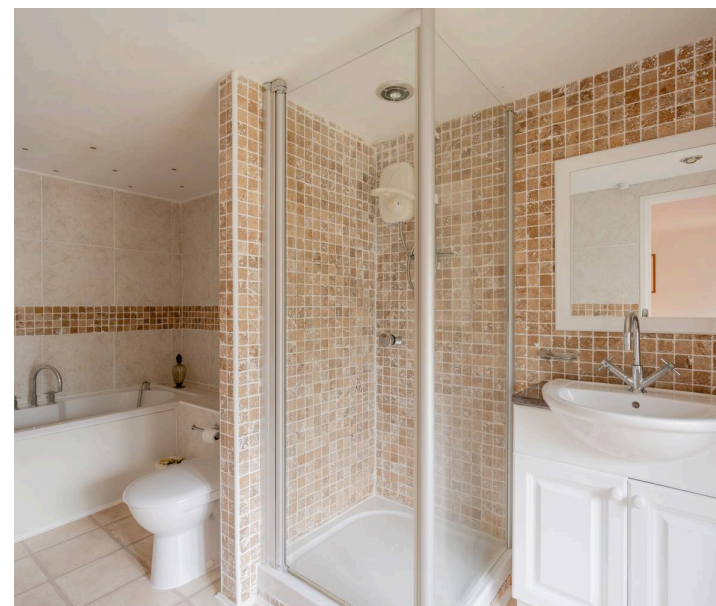


Buyers' Compliance Fee Notice – Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

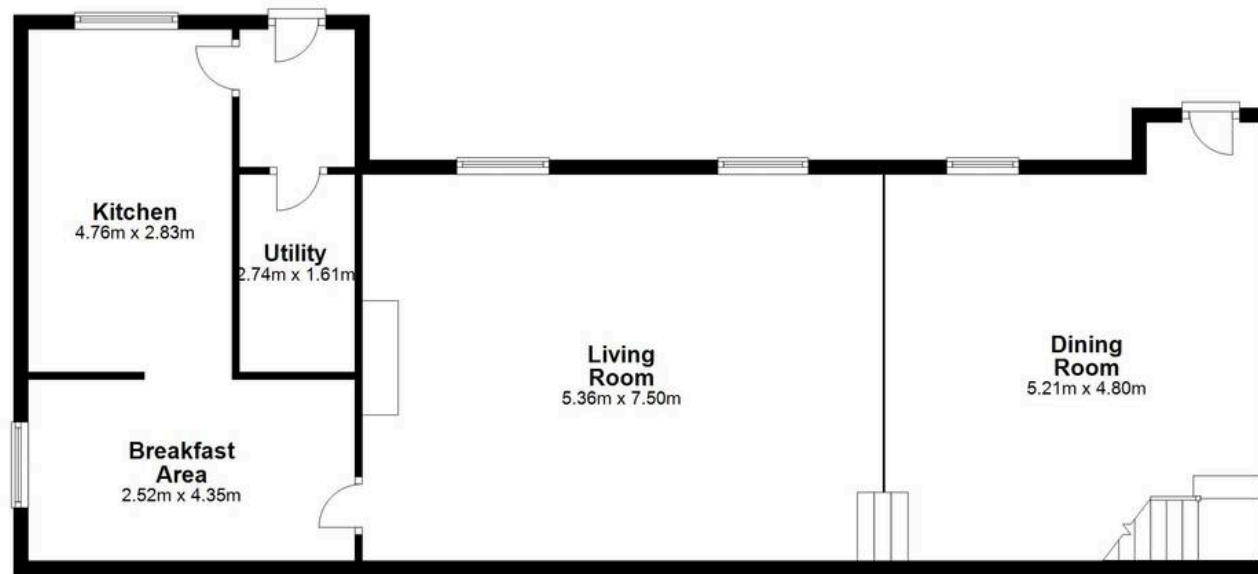
NEWTON ST CYRES, between Exeter and Crediton is widely regarded as one of Devon's finest villages, with a gentle stream running through the middle under its ancient stone bridge, alongside the wonderful 15th Century church built in honour of the martyr St Cyres, there are few places which match this tranquil setting. Numerous circular walks of 1.25 to 7.2 miles are on hand and a visit to the beautiful 9 acre arboretum is a must. The new primary school is a fantastic addition & no village is complete without a pub and Newton St Cyres does not disappoint with the atmospheric Beer Engine, a popular watering hole on the Rail Ale Trail, a tour of pubs near stations along the Tarka Line railway between Exeter and Barnstaple. The recently opened Belluno Italian Restaurant is also one to visit and cheese lovers can indulge themselves at Quicke's Farm shop, based half a mile west along the A377, the main road to North Devon. These outstanding features are supplemented by that iconic symbol of the English village, the cricket pitch. The crack of leather on willow fills the air when the village team play in the summer months. Footballers don't miss out either – there are two well-maintained pitches, home to Newton St Cyres FC.

DIRECTIONS : From Crediton take the A377 in an easterly direction, upon reaching Newton St Cyres take a right turn onto West Town Road, continue onto Riscombe hill and Holme Barn can be found on your left hand side at the end of the village marked by a Helmores board.

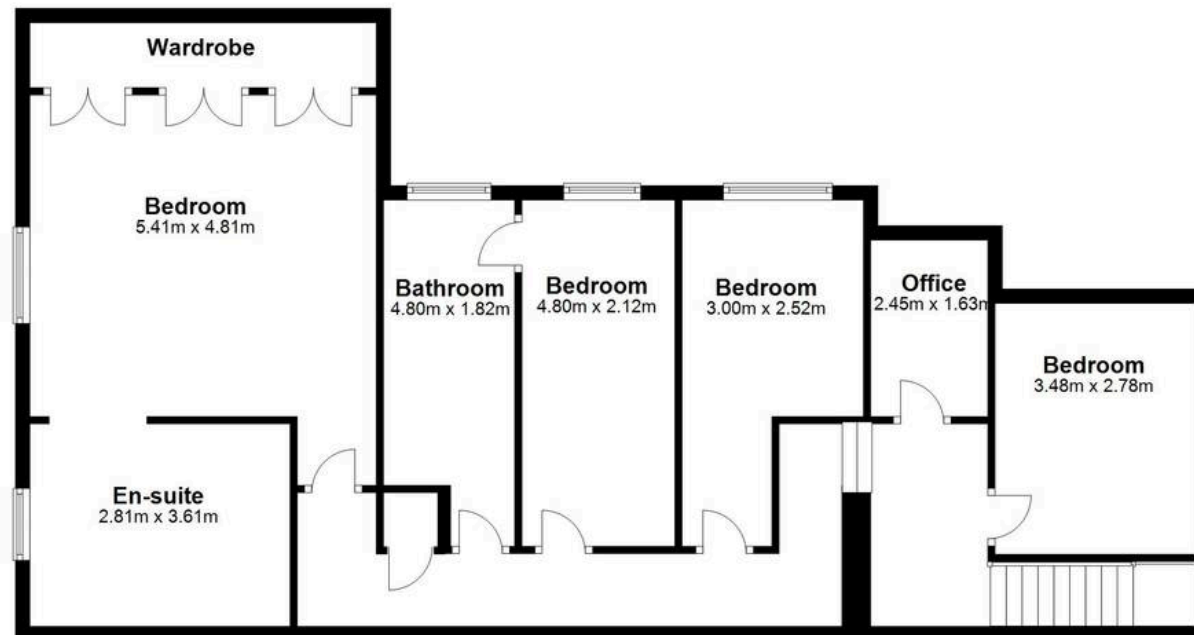
What3Words: ///chuckling.thumps.chiefs



Ground Floor



First Floor





Helmores

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.