



The Granary, Newton St. Cyres, Exeter, EX5 5AB

Guide Price £500,000

The Granary

Newton St. Cyres, Exeter

- Excellent unique detached barn conversion
- Great location close to Exeter
- Air source heat pump and solar panels
- Open plan living / dining / kitchen
- Year round garden room (currently used as a second sitting room)
- Lower ground floor master suite with bathroom
- 2 further bedrooms (1 en-suite)
- Garage/workshop for 3 cars and off-road parking for 4
- A superb, landscaped large garden
- Private and a real one off

This unique barn conversion is situated away from the road in Half Moon, down a private road and tucked away with plenty of privacy. The location makes it ideal for those with connections to Crediton and Exeter with a short, easy commute. It's surrounded by local countryside and with the advantage of regular bus services at the top of the drive, it will suit a range of buyers. The popular Hanlons Brewery is within walking distance of the property with its award winning beers and highly regarded restaurant.





The property has an amazing open plan living space on the entrance floor, complete with wood-burner, exposed beams and even river views! Plus there are a couple of bedrooms (1 ensuite) and a year round garden room (currently used as a second sitting area) on the side. There is lots of light throughout, with roof lights and doors opening to outside. The recent window upgrade has added even more light with large glass panes drawing the garden vistas into the house. Down the stairs leads to a further double bedroom and a beautiful bathroom with its own bath and separate walk-in shower. The current owners have not only upgraded the windows and doors but have future proofed with solar panels (with battery storage) and an air source heat pump plus there is the woodburner in the living room for those cosy nights. The system works so well that it's high on the wish list for the sellers in their new home – especially with the savings on energy use!

Given the unique nature of the actual conversion, the outside setting is fantastic too. Once off the private drive (initially shared) then you're into the private parking area which has room for 4 vehicles comfortably and leads to the useful garage which is over 12m in length and ideal for those with hobbies or for storage. This could be split to give additional working space but it offers a multitude of uses as it is. The gated entrance to the garden gives super privacy (and safety for those with children or pets) and the garden is of a very good size (see drone photos) and provides various seating areas, lawns and is a real wildlife haven, especially for the birds who frequently visit the feeders.

So in summary, a beautiful, private hideaway barn conversion, close to Exeter but with all you need and on top of that, some eco tech to reduce bills too!



Buyers' Compliance Fee Notice

Please note that a compliance check fee of £18 (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.

Please see the floorplan for room sizes.

Current Council Tax: Band D – Mid Devon

Approx Age: Converted 1980's

Construction Notes: standard

Utilities: Mains electric, water, telephone & broadband

Drainage: Mains

Heating: Air source heat pump, woodburner, solar panels

Listed: No

Conservation Area: No

Tenure: Freehold

DIRECTIONS : For sat-nav use EX5 5AB and the What3Words address is [///ahead.pave.giant](#)

but if you would like the traditional directions, please read on.

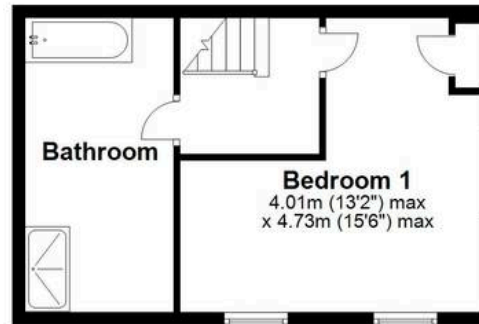
From Exeter. Leave Exeter at Cowley Bridge and head on the A377 towards Crediton. Pass through Cowley (Bernaville and The Stables) and along Half Moon Straight. As you enter the 30MPH zone, pass a row of houses on your right and turn right into Higher Marsh Lane and the property with its parking will be found on the right.

From Crediton. Head on the A377 towards Exeter. Pass through Newton St Cyres and into Half Moon. Before reaching a row of houses, turn left into Higher Marsh Lane. The property with its parking will be found on the right.



Basement

Approx. 32.9 sq. metres (353.9 sq. feet)



Ground Floor

Approx. 130.3 sq. metres (1402.7 sq. feet)



Total area: approx. 163.2 sq. metres (1756.7 sq. feet)



Helmores

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