



Oak Barn, Efford, EX17 1BJ

Guide Price £575,000

Oak Barn

Efford, Crediton

- One off barn conversion
- Set in private plot of approx. 0.8 acres
- Live the good life dream
- 3 bedrooms, 2 shower rooms
- Excellent hamlet location between Crediton and Exeter
- Open plan living spaces
- Workshop, studio and stores
- Productive vegetable garden and polytunnel
- Ample parking
- Large lawns

Although easily accessible from both Crediton and Exeter (both 5 miles/15 mins drive), Efford is a small and relatively unknown hamlet which offers a quiet location, away from main roads yet with a sense of community. The nearby villages of Shobrooke and Newton St Cyres offer pubs, a primary school and road and rail links, so whilst its setting amongst the rolling countryside is idyllic, it's not isolated.

Oak Barn is one of those places you could drive past and never know it's there. Set up a short lane and slightly elevated from the country road, it's a hidden gem that opens up as you drive over the boundary. The fact it's located on Oak Lane isn't the only link to the barn's heritage, in fact, a lot of the oak used in its (re) construction came from just a walk away, a fallen tree given a new lease of life just meters from its original home. It's been a project of love and appreciation for the building and its surroundings.





Converted by the current owners, it's a one-off build. Designed for living with the environment with thick, insulating cob walls, the wood-burner providing the heating, solar thermal hot water heating and private drainage, all leading to reducing the use of resources, and of course costs.

The layout internally gives an open living room on the ground floor with its wood-burner. A couple of steps lead up to the kitchen/dining area with handmade, bespoke storage creating a wonderful and functional kitchen. Nothing is off the shelf, everything is made to fit the character and size of this wonderful home. Also on the ground floor is a double bedroom with its own shower room, featuring a shower like no other (and we have it on good authority it's a very good shower!). On the first floor, the oak stairs lead to the landing where there are two further bedrooms and a family bathroom.

It's the outside that will be the attraction for many, the peaceful position and approx. 0.8 acres of gardens to enjoy. The gorgeous, well designed and productive vegetable garden is complemented by a polytunnel, ideal for those looking for some self-sufficiency. There's ample parking by the barn, along with plenty of room for a trailer/caravan etc. For those with hobbies needing a bit of storage/work space, there's a large, well-insulated workshop with power and water supply, ideal for those into woodwork or general making/fixing. There are a series of stores and a separate studio with its own covered porch, ideal for creating or simply to sit and enjoy the visiting fauna that frequents the gardens. There are areas of lawn (including a flat camping/marquee/games area) and then lots of room to grow your own fruit and vegetables too.



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.

Please see the floorplan for room sizes.

Current Council Tax: Band C – Mid Devon

Approx Age: Converted 2015

Construction Notes: Cob under slate roof

Utilities: Mains electric, water, telephone & broadband and solar thermal (hot water)

Drainage: Private Drainage (septic tank)

Heating: Wood-burner

Listed: No

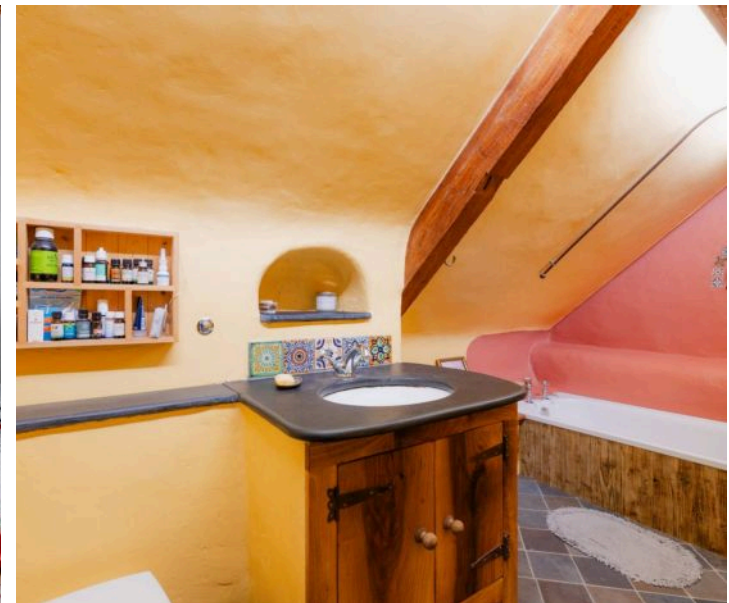
Conservation Area: No

Tenure: Freehold

DIRECTIONS

For sat-nav use EX6 6LG and the What3Words address is [///jokes.shelter.shrubbery](#) but if you want the traditional directions, please read on.

From Crediton, head through Shobrooke and when reaching the crossroads at the bottom of Raddon Hill, turn right toward Exeter. Proceed for approx. 0.8 miles and you'll reach the sign for Efford. Pass the barn conversions on your left and then take the track to the right at the bottom of the hill, (signed Oak Barn and public footpath) and then bear left and immediately left into the property.





Total area: approx. 232.4 sq. metres (2502.0 sq. feet)



Helmores

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