



2 The Barns, Hollacombe, EX17 5BW

Offers Over £400,000

2 The Barns

Hollacombe, Crediton

- Semi-detached barn conversion
- 4 bedrooms and 3 bathrooms
- Just a short distance from Crediton
- Gorgeous south facing gardens
- Light, open living spaces
- Additional utility and hobby room/study
- Kitchen/dining room with island
- Parking
- Gas central heating
- EPC: D

Set right in the middle of Devon's rolling hills is the little known hamlet of Hollacombe, just a couple of miles outside of Crediton, this beautiful and unspoilt area is a real hidden gem. The villages of Coleford, Yeoford and Copplestone are only a stone's throw too, the latter two with train stations, so although it's quiet, it's not isolated, just a perfect retreat from busy life. Leaving Crediton via Cromwells Cutting is an experience in itself and one that never seems to get old, and soon, turning off down a private lane, you'll find yourself in this tranquil semi-rural setting.

The property was converted in 2009 by local developers Drew and Sons and it's since undergone further upgrades and improvements.





It's a comfortable home with gas central heating (LPG) and double glazing, quality fittings and a flexible layout with three bedrooms on the first floor (master ensuite) and then a fourth bedroom and w/c with integrated bidet on the ground floor. We love the options that are open to how this home is used! At the rear is a dedicated study/hobby room with side access and there's a good sized utility room too, perfect for keeping the white goods out of sight! But it's at the front that this barn really connects with it's rural environment. The open plan living room opens onto the south facing gardens, flooding it with light, yet cosy in the winter. An opening leads through to the stylish, modern kitchen with it's island and solid surfaces creates an excellent flow between the two but with distinct zones.

Outside, the private lane in from the country lane leads to just 4 properties. The garden to No.2 lies to the south so gets plenty of sunlight. There's off-road parking for two vehicles (plus a small car or trailer behind the house) and the front garden is level and well stocked. There's gorgeous seating areas with a vine covered pergola adding shade and character. There's lawn too and the whole garden is a delightful place to sit. There's access via the side to get to the rear of the property where there's storage, the additional parking and of course access for maintenance.



A surprisingly spacious barn conversion with a south facing garden, in a wonderful semi-rural location just minutes from town!

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 D – Mid Devon

Approx Age: Converted 2009

Construction Notes: Cob and block under slate roof

Utilities: Mains electric, water, telephone & broadband

Drainage: Private Drainage (treatment plant)

Heating: LPG Gas fired central heating

Listed: No

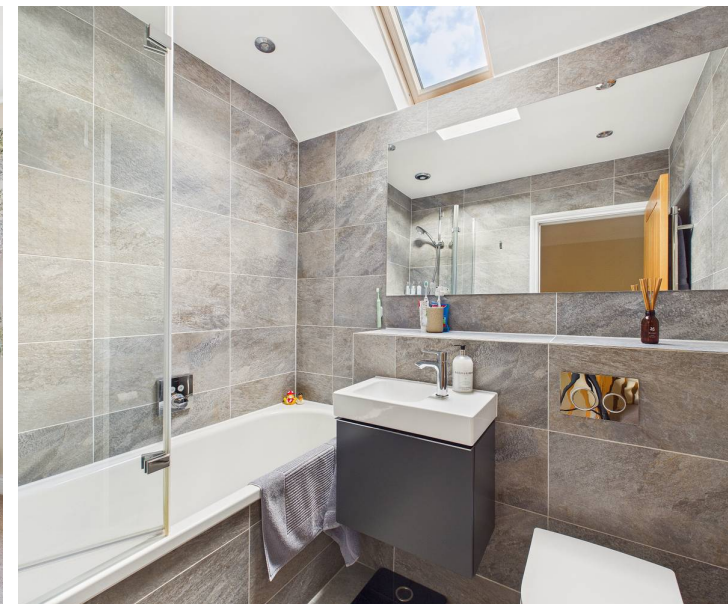
Conservation Area: No

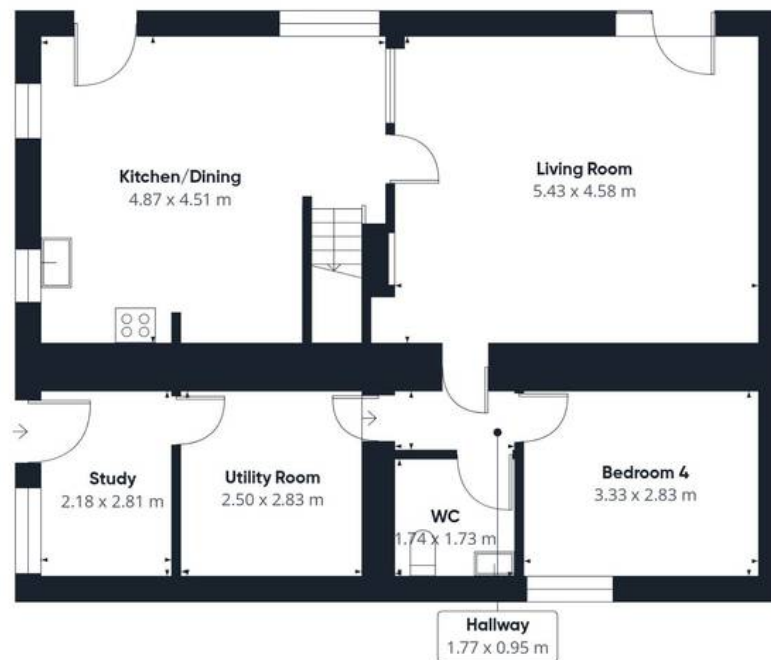
Tenure: Freehold

DIRECTIONS

For sat-nav use EX17 5BW and the What3Words address is [///submit.dining.cubed](https://www.what3words.com/submit.dining.cubed) but if you want the traditional directions, please read on.

From Crediton High Street, proceed to The Green and take the left turn towards Yeoford and then right into Threshers. Pass Landscore School and take the second left, up the hill through Cromwells Cutting and continue for approx. 1.3 miles and look out for a concrete track on your right, it's signed The Barns. Continue down the track and you'll arrive at The Barns with No 2 being the nearest of the semi-detached barns.





Floor 0

Approximate total area⁽¹⁾
118.6 m²



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

property@helmores.com

helmores.com/

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.