



Falkedon Linhay



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Spreyton, Crediton, EX17 5EF

Spreyton (1.2 miles) A30 (3 miles) Okehampton (9.9 miles)
Exeter (20 miles)

A beautifully positioned Grade II Listed thatched barn conversion with holiday cottage, outbuildings and 2.67 acres.

- Far reaching rural views
- Thatched barn conversion
- 3-4 bedrooms
- Detached holiday cottage
- Outbuildings with potential (STP)
- Beautiful gardens
- Land amounting to 2.67 acres
- Freehold
- EPC D
- CTB A

Guide Price £950,000

SITUATION

The property is situated in the small hamlet of Falkedon within 1.2 miles of the popular Mid Devon village of Spreyton. This has a thriving community with a well regarded primary school, village hall, sports field, parish church and an award winning pub, The Tom Cobley. Although in a rural location, the property is only 3 miles from the A30 dual carriageway leading west towards Okehampton and Cornwall, and east to the university and cathedral city of Exeter, which also connects beyond to the M5 motorway. In Exeter there is a wide range of facilities befitting a centre of its importance including excellent dining, shopping, theatre, educational and cultural amenities. The towns of Okehampton and Crediton (both approximately 11 miles) also have a wide range of day-to-day facilities.

DESCRIPTION

A beautifully positioned Grade II Listed thatched barn conversion with a detached holiday cottage, outbuildings, 2.67 acres, and far-reaching rural views. In brief the property comprises; 2 reception rooms, 3-4 bedrooms, 2 bath/shower rooms (1 en suite), kitchen/breakfast room and utility room. In addition there is a two storey 1-bed holiday cottage, with potential for extension, and outbuildings offering the purchasers further development opportunity (STP).



ACCOMMODATION

A path from the driveway winds through a pretty garden to the rear access door and into a reception hall with oak flooring and panelling leading through to a large, light L-shaped, dual aspect sitting room. This has exposed beams, a brick fireplace with inset wood burner and French doors to a paved sun terrace. Steps lead down to a separate study/bedroom 4 with doors leading to the rear garden. The farmhouse-style kitchen has a range of fitted units with granite work surfaces, tiled floor and a door to the front garden. On the ground floor is a utility room with WC.

Stairs rise from the entrance hallway to a first floor galleried landing with a large range of storage cupboards. The master bedroom has glass doors with steps down to a modern ensuite bathroom with free standing bath, shower, dual sinks and a separate lavatory, together with two dressing areas. There are two further bedrooms and separate shower room.

THE COTTAGE

Accessed off the driveway, and detached from the main house, is a detached barn which has been partly converted into a one bedroomed holiday cottage with kitchen/breakfast room, entrance hall and cloakroom/WC on the ground floor with glazed sitting room and double bedroom with en suite shower room on the first floor. Adjoining this is a two storey barn, currently used as storage which has the potential, subject to planning, to enlarge the existing cottage or indeed create a further self contained holiday unit.

GARDENS AND GROUNDS

A sweeping drive leads from the lane, with a spinney/copse on the right, up to a large parking and turning area. Gravelled path leads through two lawned areas to the front door. Adjoining the rear of the property is a large brick paved terrace with surrounding flower beds, water feature and further seating area. There is a large area of gently sloping lawn to the front and side of the house with a small copse with a range of mature trees. There is a 30m polytunnel and greenhouse. Due to its elevated location there are beautiful views across the adjoining countryside and the grounds enjoy a high degree of privacy and seclusion. Overall the property amounts to about 2.67 acres.

OUTBUILDINGS

Accessed off the driveway is an open fronted pole barn with planning permission for replacement with garage/workshop/store building (West Devon ref:02172/2011). In addition there is a detached, single storey building split into three separate areas comprising workshop, store and washroom.

SERVICES

Mains water. Mains electricity. Oil-fired central heating. Private drainage (septic). In addition to an LPG stove in the barn and electric stove in the cottage, there is also an electric Aga in both.

DIRECTIONS

From Exeter proceed west on the A30 towards Okehampton. At the Whiddon Down exit proceed into the village and turn right on to the B3219 signposted Spreyton and North Tawton. Cross over the A30 and take the next right signposted Spreyton. Continue for approximately 1.5 miles taking the right hand turn signposted Falkedon. Continue along this lane for about 200 yards and the property can be found on the left.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Approximate Area = 2221 sq ft / 206.3 sq m
 Limited Use Area(s) = 79 sq ft / 7.3 sq m
 Annexe = 1078 sq ft / 100.1 sq m
 Outbuildings = 2127 sq ft / 197.5 sq m
 Total = 5505 sq ft / 511.4 sq m
 For identification only - Not to scale

First Floor
 Bedroom 1: 4.81 x 4.23m / 15'9" x 14'
 Bedroom 3: 4.2 x 2.8 x 2.74m / 14' x 9'
 Bedroom 2: 4.54 x 3.23m / 15'10" x 10'7"

Ground Floor
 Sitting / Dining Room: 7.22 x 4.93m / 23'8" x 16'1"
 Kitchen / Breakfast Room: 4.88 x 4.82m / 16' x 15'10"
 Study / Bedroom 4: 7.33 x 4.23m / 24' x 13'10"
 Entrance Hall, Utility, and stairs (Up/Down) are also shown.

The Cottage Ground Floor
 Kitchen / Breakfast Room: 3.56 x 3.00m / 11'10" x 10'0"

The Cottage First Floor
 Bedroom 1: 4.81 x 3.23m / 15'9" x 10'7"

Denotes restricted head height

RICS Certified Property Measurement
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Hatchwood 2024. Produced for Stags. REF: 1120732.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	62
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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