



The Barn



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Zeal Monachorum, Crediton, Devon, EX17 6DL

Bow 2 miles, Okehampton 10 miles, Crediton 9 miles, Exeter 16 miles

A stylish and beautifully appointed barn conversion with south-facing landscaped gardens and grounds amounting to 1.35 acres

- Open plan kitchen/breakfast room
- Vaulted sitting room with mezz office
- Oak framed garden room
- 5 double bedrooms
- Utility and unconverted store
- Car port
- Landscaped grounds - 1.35 acres
- Freehold
- Council Tax Band - E

Guide Price £895,000

SITUATION

The Barn occupies a beautiful south-facing rural position, just outside the village of Zeal Monachorum. The village has amenities including a church, popular country pub and leisure centre. The nearby village of Bow (2 miles) has primary schooling, a doctor's surgery, pub and small supermarket. There is also a primary school, petrol station, post office and garage in Lapford (2 miles).

The larger towns of Crediton (9 miles) and Okehampton (10 miles) offer an excellent range of day-to-day facilities and amenities. The university and cathedral city of Exeter (16 miles) has all the amenities to be expected from a regional centre of importance, including excellent shopping, dining, theatre and recreational pursuits. Exeter has two mainline railway stations to Paddington and Waterloo as well as an international airport with daily flights to London.



DESCRIPTION

The Barn offers stylish and beautifully appointed accommodation of over 3,200sq ft. The property, which has been thoughtfully extended and improved by the current owners, comprises on the ground floor of an open plan kitchen/breakfast room with oak-framed garden room, a stunning double aspect sitting room with vaulted ceilings and mezzanine office area, snug, utility, shower room and a double bedroom. On the first floor are a further three bedrooms, a family bathroom, and an impressive principle suite with dressing room and ensuite shower room.

To the front of the property is a south facing paved terrace with steps leading up to the landscaped gardens with ornate water feature and far-reaching rural views. Off the driveway is an open fronted two bay car port with wood store and ample private parking.

ACCOMMODATION

The accommodation is accessed via the oak-framed garden room, with underfloor heating and French doors to the terrace. Doors lead through to the kitchen/breakfast room which has a range of fitted units, an oil-fired Aga, Belfast sink and central island with granite work surface. French doors lead from the breakfast room into the spectacular vaulted sitting room, with solid oak flooring and underfloor heating, a modern wood burning stove and doors leading out to the gardens. There is a spiral staircase to a very useful mezzanine office. Accessed from the kitchen and sitting room is an inner hallway leading through to the snug together with utility room, shower room and bedroom 5. There is a door from the snug into an unconverted store room. This offers the potential for conversion, subject to gaining the necessary consents.

On the first floor are a further three bedrooms, a family bathroom, and an impressive principle suite with dressing room and ensuite shower room.

THE GROUNDS

The property is approached from the lane via a five bar gate with long driveway leading down to a parking and turning area. Adjacent to this is the double car port with storage over and wood store attached. Around the garden room is a large south-facing paved terrace with level lawn above and an ornate pond. To the left of the drive is a large level paddock interspersed with a number of orchard trees. Beyond the terrace is a further seating area and further lawns. Overall the property amounts to about 1.35 acres.

SERVICES

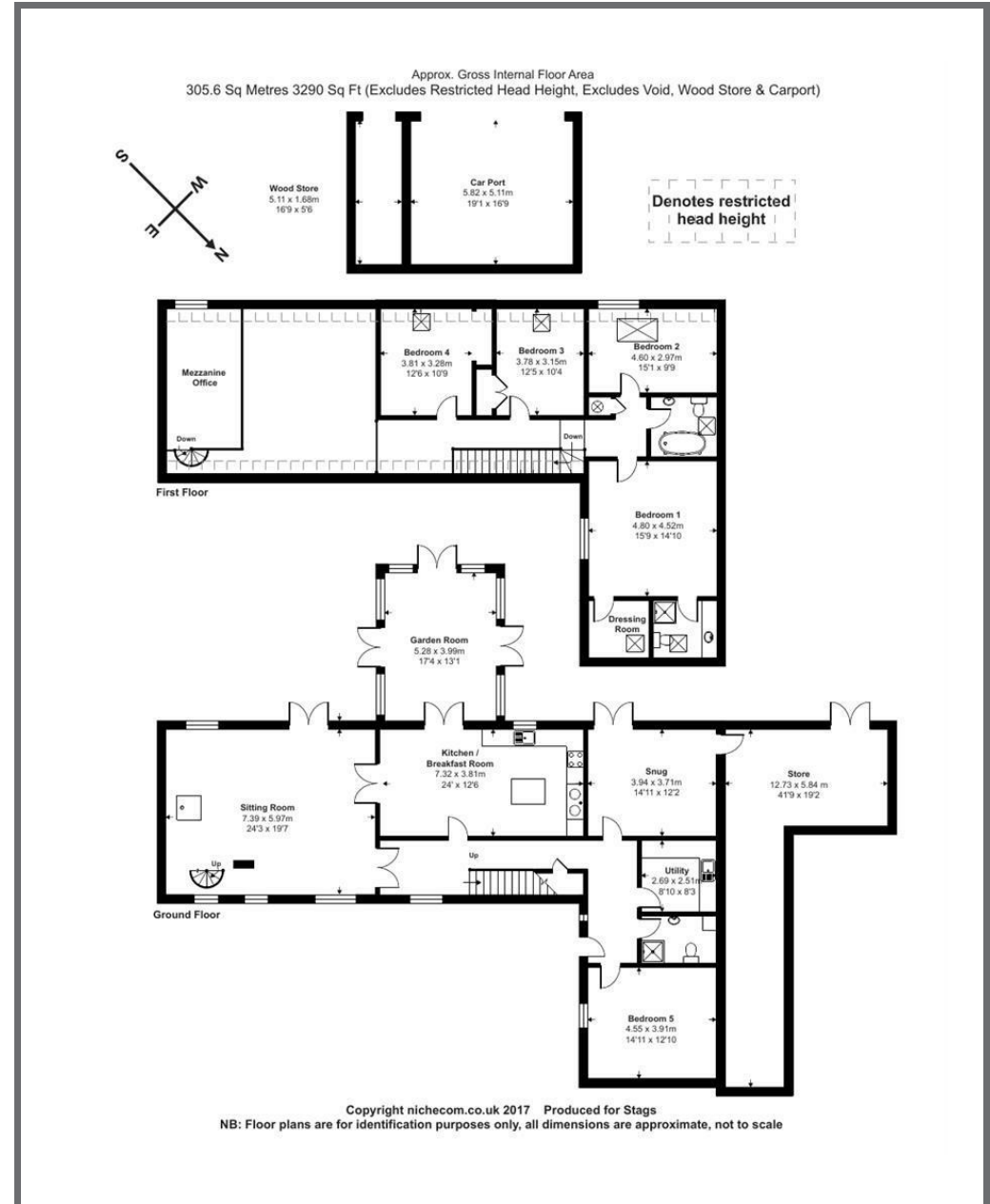
Metered mains water. Mains electricity. Private drainage (septic). Oil-fired central heating. LPG for cooking.

DIRECTIONS

On leaving Exeter proceed on the A377 towards Crediton. Continue through Crediton and Copplestone, and at Morchard Road fork left on the B3220 signposted Winkleigh. After approximately 1.7 miles, turn left at Stopgate Cross signposted Zeal Monachorum and Bow. Continue up the hill whereupon you will see the village sign for Zeal Monachorum. After a further 70 yards, turn right into the drive leading to the original farmhouse and then immediately left into the private drive that leads to The Barn.



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		54	71
EU Directive 2002/91/EC			

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