



Tor Yard Barn











# Tor Yard Barn

Spreyton, Crediton, Devon, EX17 5AX

Spreyton 0.9 miles, Okehampton 7.8 miles, Dartmoor National Park 4 miles

An impressive contemporary home with an annexe, outbuildings, stabling, arena, and land amounting to 2.5 acres

- Substantial family home
- Impressive open plan living
- Self-contained annexe
- Land amounting to 2.5 acres
- EPC - C
- Built to a high specification
- 5 bedrooms
- Outbuildings, stables and arena
- Freehold
- Council tax band - E

Guide Price £925,000

## Stags Exeter

21/22 Southernhay West, Exeter, Devon, EX1 1PR

01392 255202 | [exeter@stags.co.uk](mailto:exeter@stags.co.uk)

## The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | [enquiries@tlo.co.uk](mailto:enquiries@tlo.co.uk)



@StagsProperty



## SITUATION

This impressive family home is located within a secluded setting just outside the sought-after village of Spreyton. Spreyton is a small, idyllic Devon village with a primary school, community events and a beautiful Parish Church. The local well stocked shop is open 7 days a week and is run by the local community. It is a great place to get to know the villagers as well as shopping for your daily essentials. The Post Office is open on certain afternoons and there is also a local hairdresser nearby. In the heart of the village is the regionally renowned and welcoming 'Tom Copley Tavern' providing a real local community hub, as well as bringing in visitors from far and wide due to its well-earned reputation of being an acclaimed rural Public House.

Further amenities can be found in Okehampton, eight miles away that include high street shopping, large supermarkets and a community hospital. Crediton is 14 miles away and the vibrant city of Exeter is just 18 miles away, with its excellent shopping, leisure and cultural facilities. Dartmoor National Park is also within easy reach, offering unrivalled opportunities for walking, cycling and riding. The area offers access to a good selection of state schooling including Spreyton primary school, the outstanding-rated secondary Okehampton College and Queen Elizabeth's School, as well as to a number of renowned independent schools including The Maynard, Exeter School and Blundell's. The area is well connected by road, with the A30 providing routes to Exeter and the M5. Exeter St David's mainline station provides direct services to London Paddington in just over two hours and Exeter Airport also provides both national and international links.

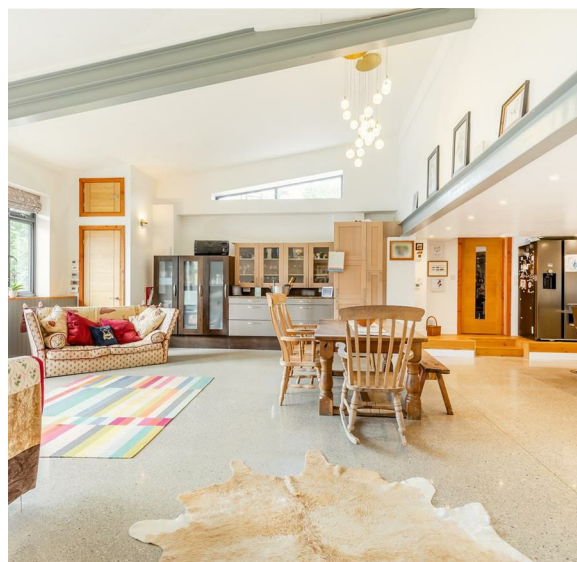
## DESCRIPTION

Tor Yard Barn is a substantial family home offering contemporary and versatile accommodation of over 3,500sqft. This striking 5 bedroom steel-framed barn conversion features timber-clad elevations along with a detached annexe, outbuildings with stable block and arena, gardens and a paddock. In all the land amounts to 2.5 acres.

## ACCOMMODATION

The welcoming reception hall is a large, open room with polished concrete flooring and an impressive central oak and glass staircase, leading to the galleried first-floor landing. The ground floor also has a 26ft sitting room with a dual aspect including French doors opening onto the south-facing garden, as well as a useful study for home working. The heart of the home is the 38ft open-plan family area, dining area and kitchen, which also has French doors opening to the rear garden. It includes space for a family seating area and a dining table, while the kitchen has contemporary fitted units, a central island with a breakfast bar and high quality integrated appliances, as well as a range cooker.

There are two double bedrooms on the ground floor, one of which is en suite, while the second has access to a family shower room. The first floor offers a further three comfortable double bedrooms including the generous-sized principal bedroom with its walk-in wardrobe, en suite shower room, copper bathtub and roof terraced access. The first floor also has a well-appointed family bathroom.







### THE ANNEXE

The detached annexe offers versatile studio living space with a kitchenette and shower room, making it ideal for use by family members or guests.

### GARDENS AND GROUNDS

To the front of the property is a large gravel driveway providing plenty of parking space and access to the outbuildings, whilst to the rear of the house are gardens comprising of a gravel seating area for al fresco dining, timber decking, a patio with a brick-built barbecue area, an area of lawn and various mature trees and established shrubs. On the far side of the entranceway is a full size arena and a separate paddock. In total, the gardens and grounds measure approximately xx acres.

### OUTBUILDINGS AND STABLING

The grounds include several outbuildings comprising a workshop, a garage block and five stables, which could be rented out.

### SERVICES

Local Authority: West Devon Borough Council.

Services: Mains water and electricity. Shared sewerage treatment plant which we understand is compliant with current regulations. Air source heat pump. Ground floor underfloor heating.

Council Tax: E

Tenure: Freehold.

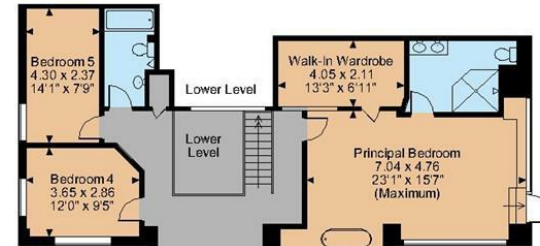
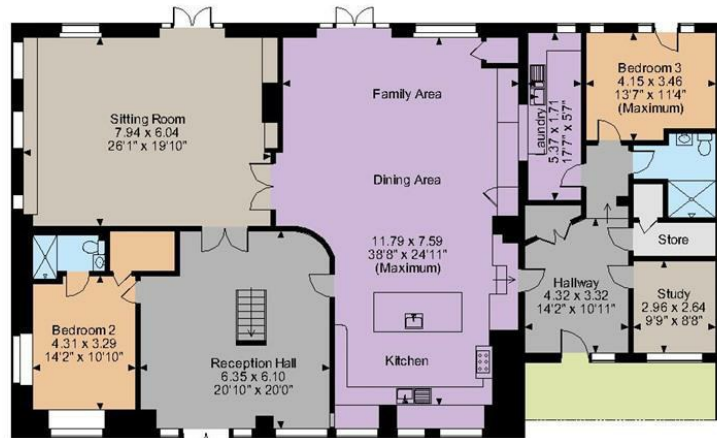
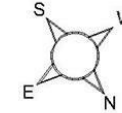
### DIRECTIONS

From Exeter proceed west on the A30 towards Okehampton. Leave at the Whiddon Down exit and in the village turn right on to the B3219 towards North Tawton. After approximately 2.9 mile turn right onto Heath Lane and after 0.6 miles the property entranceway will be on your left.

What3words - rods.reviewed.cyber



**Tor Yard Barn, Spreyton**  
**Main House internal area 3,764 sq ft (350 sq m)**  
**Garage & Workshop internal area 831 sq ft (77 sq m)**  
**Stables internal area 977 sq ft (91 sq m)**  
**Annexe internal area 613 sq ft (57 sq m)**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.  
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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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	







