



7 The Barns



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Shobrooke, Crediton, EX17 1BJ

Crediton 5 miles, Exeter City Centre 6.5 miles

A beautifully presented three-bedroom home with flexible living space, landscaped garden, outbuilding and parking.

- Beautifully presented 3 bedroom family home
- Sympathetic mix of contemporary and modern features
- Sitting room with beams and wood burner
- Private enclosed garden with office/workshop
- Flexible layout for modern family living
- End of terrace
- Additional shared communal gardens
- EPC: E (43)
- Council Tax Band: C
- Freehold

Guide Price £425,000

SITUATION

Nestling in a serene semi-rural setting, 7 The Barns is an attractive end-of-terrace cottage enjoying delightful open country views yet remains well connected to local essential amenities. Set approximately 1.5 miles from the popular village of Newton St Cyres, the property is within easy reach of a charming pub, Italian restaurant, highly regarded primary school, vibrant social clubs and a rail station offering regular services to Exeter and Barnstaple.

Conveniently situated along the A377, this location offers swift road access to both Exeter and Crediton. Exeter, being the regional capital of the South West, offers exceptional business and leisure facilities, including a wide selection of shops, cafés, restaurants and wine bars. Communications are excellent, with the M5 accessible at Exeter—connecting north to Bristol and London, and south via the A38 and A30 to Plymouth, Cornwall and beyond. Frequent rail services run from Exeter to central London, taking just over two hours.



DESCRIPTION

This delightful home has been thoughtfully extended and is beautifully decorated throughout. The accommodation is both spacious and versatile, ideally suited to modern family living. A particular highlight is the delightful garden, while inside, the property offers a well-balanced blend of character and contemporary comfort.

ACCOMMODATION

The property is entered via a covered porch, into a small hallway with a useful store cupboard, WC and then leads into the delightful farmhouse style kitchen and breakfast room with bunkbed seating with underfloor heating. Off the kitchen is the dining room with exposed beams, currently used as a children's playroom, leading into a sitting room with part vaulted ceiling and wood burner and a glass door into the rear garden.

Upstairs, the first-floor landing leads to the principle bedroom with vaulted ceilings, dual aspect and en-suite shower room. There are two further bedrooms with vaulted ceilings, and a family bathroom.

OUTSIDE

The approach to the front of the property is via a path lined with palm trees. The rear garden has a brick built office space, which has been tastefully faced with timber to fit the surrounding. It is fully insulated and has been fitted with a desk, electricity, a heater and a water supply. There is a immaculate lawned rear garden with a gate leading to the shared communal gardens. Parking is a communal car park with 2 parking spaces with room for visitor parking.

SERVICES

Utilities
Mains electricity and water
Drainage - Private
New boiler
EPC E
Mid Devon County Council - Tax band C
Freehold
Mobile phone coverage - EE and O2

VIEWINGS

Strictly by appointment with Stags Exeter Office – 01392 255202.

DIRECTIONS

What3words - ///airliners.amounting.mows



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		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	47	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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