



BARN COURT

Washfield, Devon



TWO RECENTLY MODERNISED RESIDENTIAL PROPERTIES

With a two bed holiday cottage and an extensive recreational barn
in a good sized garden in a pretty river valley.

Summary of accommodation

Barn Court Ground Floor: Hall | Sitting room | Reception room/bedroom five | Study | Kitchen | Dining room | Utility room | Shower room

Barn Court First Floor: Main landing | Principal bedroom with en suite shower room | Further double bedroom | Family bath & shower room
Secondary landing | Further double bedroom | Single bedroom

The Shippen (Annexe) Ground Floor: Sitting room | Dining room | Kitchen/breakfast room | Utility room

The Shippen (Annexe) First Floor: Landing | Walk-through dressing room/study | Principal bedroom | Further double bedroom | Family shower room

Barn Court Cottage: Living room | Kitchen/breakfast room | Two first floor bedrooms | Family bathroom

New Barn: Gym/recreation space | Studio flat

Outbuildings, Garden & Grounds: Parking | Stable block |workshop | Summer house | Potting shed | Log store
Greenhouse | Garden | Kitchen garden

Distances: A361 1.5 miles, Washfield 2.5 miles, Tiverton town centre 3 miles
Junction 27 M5 9.5 miles, Tiverton Parkway station 11.5 miles
(All distances are approximate)

SITUATION

Barn Court is situated in beautiful, open countryside in a pretty valley about a ten minute drive, but only half a mile as the crow flies, from the village of Washfield. Due to its small size the village only has a parish church and village hall but conveniently the thriving town of Tiverton is only three miles away. As the commercial and administrative centre of Mid Devon, the town is home to a wide range of shops and local businesses including Tesco and Morrisons superstores, a Marks and Spencer food hall plus GP, dental and veterinary surgeries. Local transport links are excellent too. The A361, the main east/west axis route, is only one and a half miles away and both Junction 27 on the M5 and Tiverton Parkway station, which provides direct rail services to Paddington, Reading, Taunton, Exeter St Davids, and Plymouth, are only about a 20 minute drive away. The area also offers a wide choice of schooling for children of all ages, from both the state and independent sectors. This includes a choice six primary schools within a three mile radius plus the highly regarded Blundell’s School and its preparatory school, which are located on the far side of the town.

THE PROPERTY

Situated at the bottom of a valley carrying one of the tributaries flowing into the River Exe a few miles to the east, Barn Court has a peaceful setting off a narrow, private country lane, just before it crosses the tributary via a ford. The property was formerly a group of attractive agricultural barns arranged around three and a half sides of a square to create a yard for livestock.

The barns were converted over time and today are set in a good sized garden in a wonderful, river valley setting. The principal and largest of the barns serves as the main residence, an attached shippen (livestock barn with hayloft) forms a three bedroom annexe and a further smaller barn now provides a separate two bedroom holiday cottage. A further barn was built in 2009 completing the property. This is currently used as a recreational space but has significant future potential for extended family living or business development.



The current owners use The Shippen and cottage to generate income from a mix of holiday and AST accommodation. However, the conversion has been undertaken so that the property can provide many combinations of how the available accommodation is used. To create additional holiday accommodation it should be noted that the attached barn, which currently incorporates the studio apartment, gym and laundry room, measures approximately 485ft² (45m²). It also has underfloor heating, is tiled throughout, has a shower room and there is plenty of room for a mezzanine/second floor. Creating additional accommodation from the attached range would therefore be a relatively simple undertaking.

The exteriors of all three barns are protected by painted render and shelter under slate roofs. The interiors are light and airy incorporating well-proportioned rooms, good ceiling height and features such as substantial ceiling beams, white painted ceiling timbers and exposed roof timbers. In addition, the main house can provide up to five bedrooms if one of the downstairs reception rooms is used, along with three reception rooms and a fully fitted kitchen equipped with units under granite work surfaces and a range of built-in electric appliances. The annexe and cottage are similarly equipped and all extremely well presented.

OUTSIDE

Barn Court is approached off the passing lane via a short drive, which emerges onto a gravelled yard at the centre of the barns, where there is parking for several cars. To one side is a part-timber clad/part rendered stable block incorporating two loose boxes and a workshop. The grounds amount to about half an acre with nearly all the garden extending out to the north of the main barn. The garden is bound by post and rail fencing enclosing a level lawn fringed with mature trees and shrubs including a variety of fruit trees. In one corner looking back towards the main barn is a circular summer house, a greenhouse, potting shed and a separate vegetable garden.



PROPERTY INFORMATION

Tenure: Freehold

Services: Mains water & electricity. Private drainage. Oil-fired central heating. Starlink satellite system.

Local Authority: Mid Devon District Council (www.middevon.gov.uk)

Council Tax: Band F

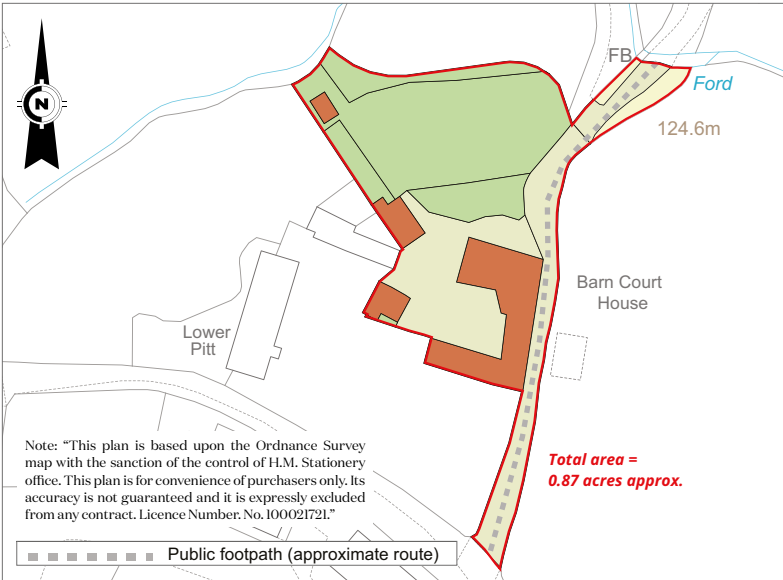
EPC Rating: Barn Court – D The Shippen- D

Viewings: All viewings strictly by appointment only through the vendor’s selling agents, Knight Frank LLP

DIRECTIONS

Postcode: EX16 9QU / **What3Words:** ///ribcage.bleat.mushroom

From Tiverton, leave the town from the small roundabout at the junction of the A3126 and the B3137/Leat Street. Head north west on Leat Street, signed to Witheridge. After 200 yards continue straight on along Rackenford Road. Drive for two and a quarter miles and at the top of the rise you will see a pinkish cottage on your left and the sign to Calverleigh. Turn right here down a small lane signed to Lurley. Drive up the hill through the hamlet of Lurley through the underpass under the A361. Turn right onto Long Lane, ignore the first left and after 200 yards take the second left signed Barn Court.



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

Approximate Gross Internal Area
610.1 sq m / 6568 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

I would be delighted
to tell you more.

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