



Tidderson Cross Barn





# Tidderson Cross Barn

Rackenford, Tiverton, Devon EX16 8DL

Tiverton: 7 Miles, Exeter: 20 Miles, Taunton: 26 Miles

A spectacular, contemporary barn conversion with outstanding views over the Mid Devon countryside set in a well-proportioned plot in a convenient location between Tiverton and North Devon.

- Immaculately presented barn conversion
- Four Double Bedrooms
- Glorious countryside views
- Character features with modern convenience
- Solar panels and air source heat pump
- Close proximity to private and state schooling
- Large garden with useful outbuildings
- 0.81 Acre Field
- Council Tax Band E
- Freehold

## Asking Price £650,000

### SITUATION

Tidderson is situated in an elevated and idyllic position. The converted barn and garden enjoy far-reaching southerly views over land and woodland. The surrounding countryside in this beautiful part of Devon comprises lush agricultural land and deep wooded valleys with some superb walking and riding.

The property is about 2 miles from the small village of Rackenford, which has a primary school, a church, Post Office/general store, tennis court and reputedly one of the oldest inns in the country. Rackenford is situated on the edge of Exmoor between the market towns of South Molton and Tiverton and an easy driving distance to the North Devon coast, famous for its good surfing conditions.

The market town of Tiverton, approximately 7 miles from the property, has a hospital, various health centres, library, excellent leisure centre with swimming pool and good shopping facilities including a Marks & Spencer food hall and the usual supermarkets. The well-regarded Blundell's school on the edge of Tiverton caters for both boys and girls from three months to 18 years and offers discounts to local pupils in the senior school.

The cathedral city and county town of Exeter is about 21 miles distant and provides a comprehensive range of educational, cultural, recreational and shopping facilities.





**DESCRIPTION & ACCOMODATION**

This four bedroom newly converted barn conversion is a stunning property that seamlessly blends modern amenities with traditional charm. The exterior of the property showcases the natural beauty of the stone walls, while inside, the wooden floors and exposed stonework create a warm and welcoming atmosphere.

The high specification kitchen with quartz worktops is a standout feature of the property, complete with all the modern appliances you could need, such as an electric AGA, 'slide and hide' electric oven, microwave and dishwasher. The kitchen also boasts a large island and plenty of counter space, perfect for entertaining guests or preparing family meals.

Each of the four bedrooms is spacious and well-appointed, with large windows that let in plenty of natural light along with handcrafted fitted wardrobes. The master bedroom is particularly impressive, featuring a luxurious en-suite stable styled bathroom with a copper rolltop bath.

Throughout the property, the original features of the barn have been carefully preserved, including the exposed wooden beams, stunning flagstone flooring and wooden clad walls. These features add to the character of the property and give it a unique and charming feel.

Overall, this four bedroom stone barn conversion is a perfect blend of modern luxury and rustic charm, offering a comfortable and stylish living space that is sure to impress.

**OUTSIDE**

The outside space of Tidderson Cross Barn is a picturesque sight, with a sweeping stone chipped driveway leading up to the property. The driveway provides ample space for parking for multiple vehicles. To the side of the driveway lies a flat lawned area, a serene expanse of lush green grass that totals approximately half an acre, creating the perfect space for outdoor activities like picnics or lawn games.

The lawn is surrounded by a variety of mature trees, which give the space a natural feel and provide ample shade on sunny days. There is a useful wooden outbuilding, a sturdy and practical structure that can be used for storage or as a workshop.

Together, the sweeping stone chipped driveway, flat lawned area, variety of mature trees, and useful wooden outbuilding create a beautiful and functional outside space that is both inviting and relaxing.

A short walk from the property can be found the 0.81 acre field currently used as permanent pasture.

**SERVICES**

Mains water and electricity. Newly installed private treatment plant. Air source heat pump.

**LOCAL AUTHORITY**

Mid Devon District Council. Phoenix House, Phoenix Lane, Tiverton, EX16 6PP. Email: customerservices@middevon.gov.uk

**VIEWINGS**

Strictly via the agents, Stags Tiverton.

To arrange a viewing please call 01884 235705 or email tiverton@stags.co.uk

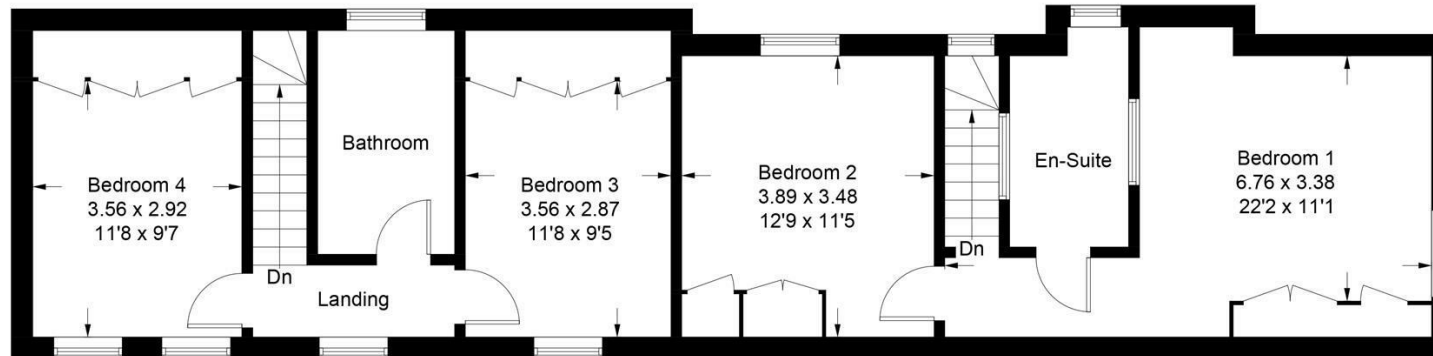
**DIRECTIONS**

From Tiverton take the North Devon Link Road ( A361) towards Barnstaple. At Stonelands Cross, take the left turning signposted Rackenford. At the T-junction turn right then take the first left at Tidderson cross signposted Nomansland. The property can be found immediately on your left.

what3words: assess.award.baked.



Approximate Gross Internal Area = 155.6 sq m / 1675 sq ft



**First Floor**



**Ground Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID937857)



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	

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