



Cob Barn



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Templeton, Tiverton, Devon EX16 8BS

Tiverton: 6.6 Miles, M5 (J27) Tiverton Parkway Station: 15 Miles,  
Exeter City Centre: 20 Miles

**A spectacular contemporary barn conversion with outstanding views over the Mid Devon countryside set in approximately 0.6 of an acre.**

- Energy efficient, high spec barn conversion
- Reverse level living
- Curtilage Listed
- Outbuilding perfect for annexe/home office (STNC)
- Master bedroom with spacious en-suite and dressing room
- Spacious plot of approx. 0.6 acres
- Original Character Features
- Open plan kitchen/dining room
- Council Tax Band E
- Freehold

Guide Price £650,000

## SITUATION

The property is situated close to the small village of Templeton, with a church and parish hall/social club. The area is renowned for country pursuits, with the Exmoor National Park approximately 10 miles to the north and North Devon, with its rugged coast and popular beaches, accessible via the A361.

The villages of Nomansland and Rackenford are nearby, with churches, excellent village pubs, and a community shop in Rackenford. The Masons Arms at Knowstone, about 5 miles, has a renowned restaurant with a Michelin Star.

Tiverton is an old market town with a historic castle, on the banks of the River Exe. There are several supermarkets, a wide range of shops, a district hospital, a sports centre and an 18-hole golf course. There are schools for all ages and in Tiverton there is Blundells Public School, which offers discounts to local pupils. The area is very accessible with easy access along the A361 to the M5 motorway at junction 27. Beside J27 is Tiverton Parkway Railway Station with fast trains to London Paddington taking approximately 2 hours. The airports of Exeter and Bristol are within an easy driving distance.



## DESCRIPTION

Nestled in the countryside, this stunning four-bedroom barn conversion offers the perfect blend of rustic charm and modern elegance. The barn enjoys a blend of exposed stone work and lime render along with wooden windows that lend a warm, welcoming feel to the exterior, the home boasts a distinctive character that sets it apart from the rest.

## ACCOMODATION

Step inside and be greeted by a beautifully designed entrance hallway with double height ceilings, flagstone flooring and a custom-built oak staircase leading to the first floor living space. The first floor features exposed stone walls along with exposed wooden beams. The kitchen/dining room is a bright and spacious room with windows on three walls. It comprises of a dual butler sink, double integrated oven and grill, dishwasher and a five-point hob with inbuilt extractor fan. Set off of the kitchen is the WC with basin, WC and storage cupboard. The sitting room is the perfect place to relax and unwind with a beautiful log burner, ample space for seating, exposed wooden beams and velux windows letting in lots of light.

The four spacious bedrooms provide ample space for rest and relaxation, with the master suite offering a peaceful sanctuary for homeowners to retreat to with a spacious dressing room and luxurious ensuite with a bidet toilet. Each room is carefully designed with attention to detail, ensuring that comfort and style go hand in hand.

## OUTSIDE

The real showstopper of this property is the vast outdoor space, comprising of a large garden and paddock that extends to approximately 0.6 acres. The garden offers a tranquil space for relaxation and outdoor activities, whilst the paddock is perfect for those who love animals or being self-sufficient and growing vegetables to live off of the land with a poly-tunnel being in place already.

## SERVICES

The property benefits from a split Central Heating (C/H) and Domestic Hot Water (DHW) systems. An external 17KW Air Source Heat Pump provides the heat source for the underfloor heating fitted throughout the property with each room being independently controlled. Fibre broadband connected to the property.

## LOCAL AUTHORITY

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

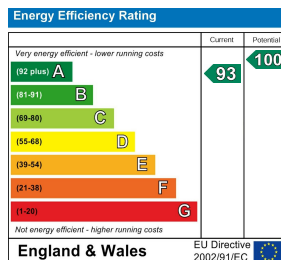
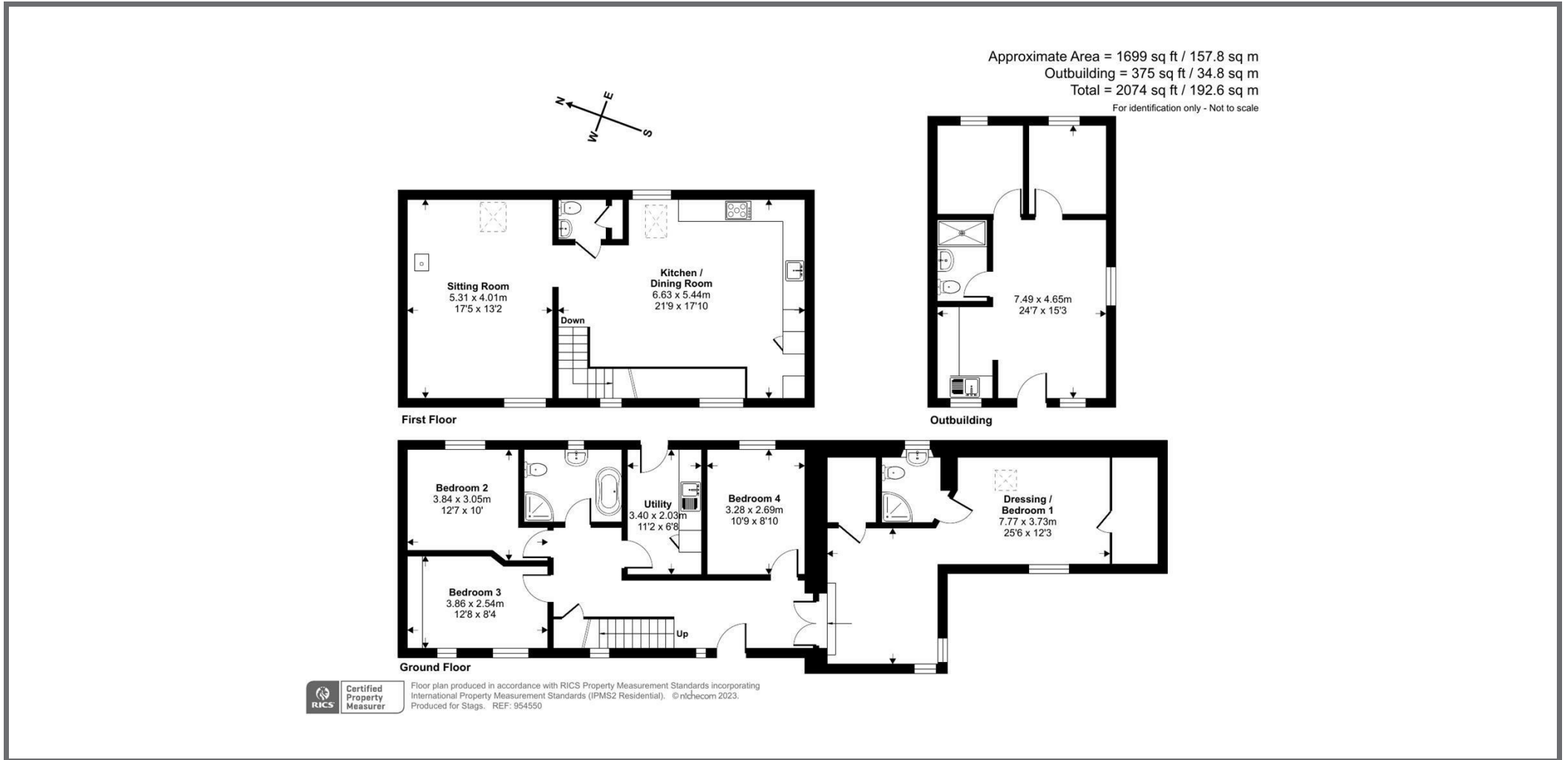
## VIEWINGS

Strictly via the agents, Stags Tiverton. To arrange a viewing please call 01884 235705 or email [tiverton@stags.co.uk](mailto:tiverton@stags.co.uk)

## DIRECTIONS

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