



Coddiford Barn



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Cheriton Fitzpaine, Crediton, Devon EX17 4BD

Cheriton Fitzpaine 1 Mile. Crediton 6.5 Miles. Exeter 11 Miles.

A well-appointed four bedroom barn conversion with character features, vaulted ceilings, outbuildings and rural views close to the village of Cheriton Fitzpaine.

- High quality internal finish
- Options for flexible accommodation
- Four double bedrooms
- Characterful features
- Large outbuilding with a range of potential uses
- Rural views
- Ample driveway parking
- EPC Band D
- Council Tax Band E
- Freehold

## Offers In Excess Of £650,000

### SITUATION

Situated in Coddiford, Coddiford Barn is situated amongst some of the prettiest countryside in this exceptionally attractive part of Devon. It lies between the two villages of Cheriton Fitzpaine and Poughill. These villages provide schooling, churches and a good choice of pubs.

The market town of Tiverton, about 10 miles distant, is a busy local centre and has all the usual shopping, commercial and recreational facilities. Blundell's, a well renowned school, has discounts for local pupils. There is also a dual-carriageway link (A361) to the M5 at junction 27 and Tiverton Parkway mainline railway station with intercity service to London, Paddington, with fast trains taking approximately 2 hours.

Crediton hosts a range of amenities including Queen Elizabeth's School for secondary education, whilst Exeter is about 11 miles distant and as a county town, cathedral city and regional centre, has all the amenities and facilities expected, including one of England's finest Cathedrals, an internationally renowned University and a busy regional airport with national and international flights.

### DESCRIPTION

Coddiford Barn is an exquisite converted barn, in a small hamlet, nestled within a picturesque rural landscape, complemented by expansive vistas of open countryside. Boasting versatile accommodation including annex and office space potential, this property epitomises sophisticated country living. Comprising of four double bedrooms, kitchen, dining room, sitting room with vaulted ceilings, large outbuilding and gardens.



## ACCOMMODATION

Upon entry there is an impressive reception area/dining room, featuring vaulted ceilings and exposed timber beams. A splendid wooden staircase leads to the master bedroom with an ensuite shower room, while additional ground floor access points lead to the living room and rear garden. An open walkway seamlessly connects to the country kitchen and adjacent inner hallway.

The living room exudes elegance with its continuation of vaulted ceilings and charming timber details, accentuated by a focal point solid fuel burner and expansive glass windows and bifold doors offering picturesque garden and countryside views. The country-style kitchen boasts an array of cabinets, a range cooker with a large extractor, integrated fridge freezer and a wooden work surface area with a built-in breakfast bar, all complemented by delightful garden views. The master bedroom impresses with generous proportions, enhanced by Velux windows offering scenic rear views, ample fitted storage, and a spacious walk-in wardrobe. An adjoining ensuite shower room completes this space.

Further accommodation includes a charming bedroom overlooking the rear garden, accompanied by a family bathroom. The property also offers flexible living arrangements with the potential for a self-contained annex or independent living space. Bedroom three, leads to a "Jack & Jill" shower room and a spacious bedroom, perfect for additional living or accommodation needs, complete with a kitchenette/ utility room.

## OUTSIDE

Approaching the property, a private driveway leads to ample parking, further supplemented by a spacious open pole barn offering covered parking and versatile internal rooms, ideal for office use or as a workshop.

The property's entrance is distinguished by a courtyard adorned with loose chippings and tastefully arranged raised beds featuring a variety of flowers and shrubbery. The rear garden, enclosed by fencing, features lush lawns, ornamental plantings and mature trees. The garden has impressive views over the surrounding countryside and land to the rear that is occasionally grazed by sheep.

While a public footpath passes through the garden, its usage is minimal, please contact the agent for further information and the direct route of the footpath.

## SERVICES

Water - Mains connected

Electric - Mains connected

Drainage - Private drainage via Tricel Environmental Solutions Waste Water Treatment Plant.

Rainwater harvester for garden watering and car washing.

Oil Fired Central Heating powering underfloor heating.

Ocom predicted broadband services: Standard - Download 15Mbps, Upload 1Mbps.

Ultrafast: Download 1000Mbps, Upload 220Mbps.

Ocom predicted mobile coverage for voice and data: Internally: Three. Externally: Three, EE, O2 and Vodafone.

Local Authority: Mid Devon District Council.

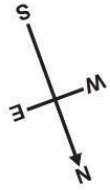
## VIEWINGS

Strictly by appointment with the agents please.

## DIRECTIONS

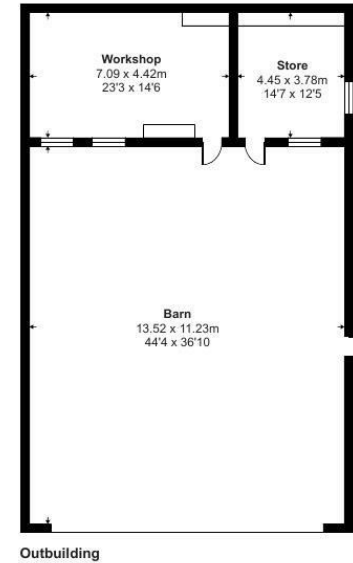
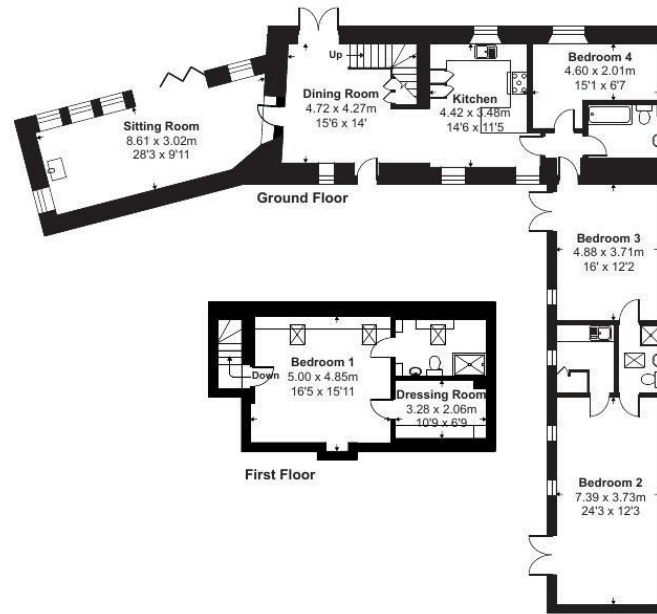
From Tiverton, take the A396 Bickleigh/Exeter road and just beyond the Trout Inn turn right and follow the Crediton signs for about 4 miles. Turn right to Cheriton Fitzpaine and once in the village centre turn right and follow the signs to Poughill. Once you have dropped down the hill and gone over the bridge take the right turn sign posted Coddiford, Coddiford Barn can be found a short distance along this road on the right.





Approximate Area = 1985 sq ft / 184.4 sq m  
 Outbuilding = 2210 sq ft / 205.3 sq m  
 Total = 4195 sq ft / 389.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nitchecom 2024. Produced for Stags. REF: 1096115

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			
(81-91) B			
(69-80) C			
(54-68) D		67	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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