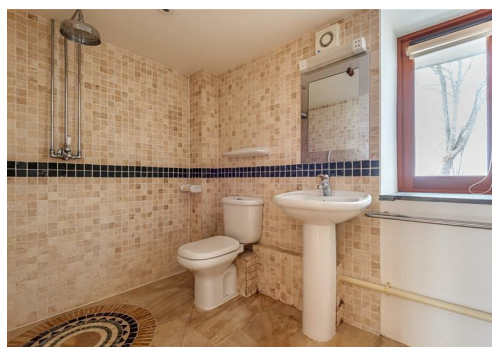
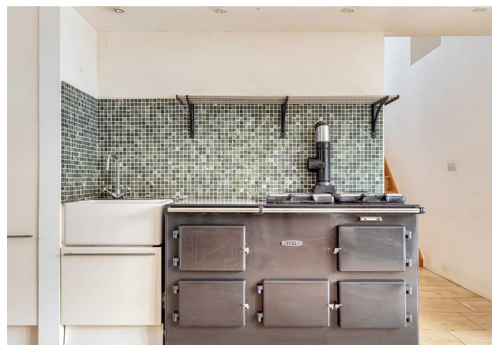




East Barn



Crediton 7 Miles, Exeter 15 Miles,
Morchard Bishop 1 Mile

A unique and stylish barn conversion in a lovely rural position.

- Flexible Accommodation
- Architecturally Designed Conversion
- Scope to improve
- Underfloor heating
- Wonderful Countryside Views
- Floor to Ceiling Windows Throughout
- Large gardens
- Driveway with Ample Parking
- Council Tax Band E
- Freehold

Guide Price £395,000

SITUATION

The property is situated a mile outside of Morchard Bishop within walking distance of footpaths including the well-known 'Two Moors Way'. The village itself offers a strong community with a good range of facilities including general store and cafe, parish church, primary school and the popular London Inn. The nearby towns of Tiverton and Crediton both offer a comprehensive range of shops, with a regular bus service to both Crediton and Exeter. Morchard Road Railway Station, just 4 miles away provides links to Exeter Central and Barnstaple.

DESCRIPTION

Converted in 2002, East Barn has been beautifully crafted using local, natural materials to create a contemporary home within the rural landscape of Mid-Devon. The unique design provides natural light and stylish living accommodation with the property offering a versatile living space including two bedrooms, with potential for more, two bathrooms and featuring Juliet balconies to make the most of the far reaching views.

ACCOMMODATION

There is a spacious and welcoming kitchen/dining room with attractive glass fronted kitchen cabinets. This room enjoys a southerly outlook, and has been cleverly designed with a free-standing wall to screen off the kitchen working area. There are built in appliances including an integrated electric oven, additional range oven, four ring hob with filter hood over and plenty of storage. An archway provides access to utility area with capacity for both a washer and dryer along with further storage space. Beyond there is a study/ bedroom 3 with a good-sized wet room with a rainfall showerhead, WC and hand basin.

The sitting room has a double height ceiling, with gallery area, double doors opening onto the garden, feature wood burning fireplace, statue niche, and an area for book shelving or storage. The galleried landing is large enough to accommodate a studio or office and enjoys far reaching easterly views, perfect for making the most of the morning sun.

On the first floor, a wide landing benefits from an airing cupboard and built in wardrobes and provides access to two double bedrooms, both of which enjoy a southerly aspect across the garden with Juliet balconies. The master bedroom, originally designed to be two rooms, offers a dual aspect with two doors leading to the landing allowing the room to be easily split should the new occupier require. The family bathroom is well equipped and comprises a corner bath, WC and wash basin.

OUTSIDE

The property is situated on a sizeable plot with a wraparound garden benefitting from a natural pond, lean-to storage shed and a greenhouse. Multiple raised beds provide potential for a keen gardener to turn this space into a colourful outside space or vegetable garden for self-sufficient living.

AGENTS NOTE

The access is along the neighbours drive which leads to a private drive and the property. The property is attached.

SERVICES

Mains electricity, private drainage via sewage treatment plant and water supplied via the neighbours mains supply.
Heating - Oil fired central heating & underfloor heating. Solar (PV) panels.
Ofcom predicted broadband services - Standard: Download 13Mbps, Upload 1Mbps.
Ofcom predicted mobile coverage for voice and data: Internal - EE & O2 (voice only). External - EE, Three, O2 and Vodafone.
Local Authority: Mid Devon District Council.

VIEWINGS

Strictly by appointment with the agents please.

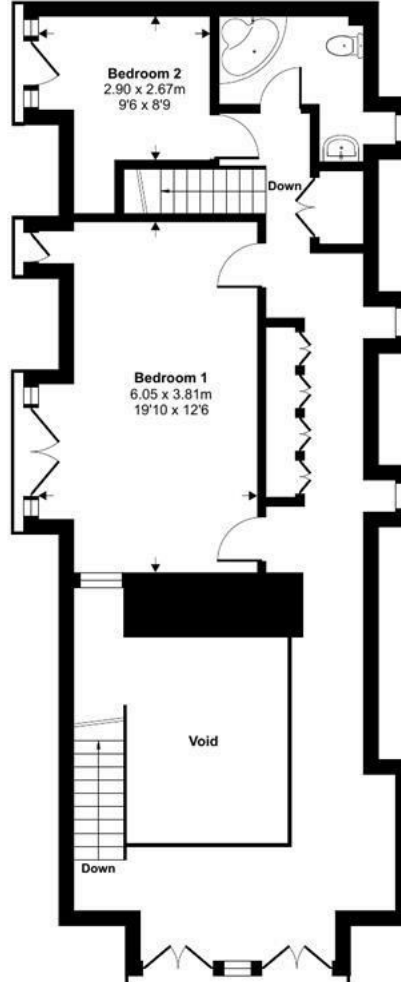
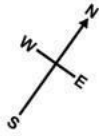
DIRECTIONS

When entering the village of Morchard Bishop from Crediton/Morchard Road, turn right into Church Street, just past The London Inn. Continue out of the village for approx. 1 mile and at Beech Hill Cross, on the right, you will find the driveway for Beech Hill Community. Follow the driveway to the left where it forks behind the building onto a private driveway. East Barn can be found at the end of the drive on the right.



Approximate Area = 1637 sq ft / 152 sq m (excludes void)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Stags. REF: 927247

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
(92-100) A	(81-91) B	79	87
(69-80) C	(55-68) D		
(50-68) E	(35-54) F		
(1-49) G			

Net energy efficient - higher scoring coats

England & Wales EU Directive 2002/91/EC

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