



Court Barn



# Court Barn

Buckerell, Honiton, EX14 3EH

Feniton Station 2.1 miles Honiton 3.9 miles

## Quality rural barn conversion with triple car port.

- Rural yet accessible location
- Quality barn conversion
- 3 bedrooms (2 en suite)
- Open plan kitchen/living room
- Utility and family bathroom
- Triple car port
- Council tax TBC
- Freehold

Guide Price £625,000

### SITUATION

Located between the rural villages of Buckerell and Feniton, the surrounding area is delightful rolling East Devon countryside.

The barn is closest to the older part of Feniton with its church and village hall, with the newer part of the village a little further west, there is a small supermarket, well regarded CofE primary school and mainline rail station on the London Waterloo line.

To the south is Ottery St. Mary, where there is a good range of day to day shops, doctors surgery and the renowned The Kings School, whilst Colyton Grammar another top school in the country is also local, both with bus pick-ups nearby. There are also a plethora of excellent private schools in Exeter and the local area. The A30 gives fast access to the market town of Honiton to the east and Exeter to the west. The south coast at Sidmouth (about 10 miles) is easily reached by car.



## DESCRIPTION

Converted about 6 years ago this quality barn conversion blends traditional character with lots of exposed timbers in the vaulted ceilings, as well as, hard wood doors and windows, with modern convenience including air-source heat pump running the under floor heating.

The accommodation is all on one level with good size doorways making the space really accessible. Centred on the large open plan living space there is a lovely fitted kitchen, with its integrated fridge and freezer as well as oven and electric hob. At one end is the largest bedroom with a generous en suite bathroom with shower, at the other is another large bedroom with en suite bathroom, a third bedroom, family bathroom and utility/boot room.

## COURTYARD

The property is approached into this private courtyard through double gates to an extensive parking area of compacted stone. There is a large well stocked flower/shrub bed flanking either side of the entrance.

A paths lead down from the parking area past ether side of a virtually level lawn to the barn and a south and west facing patio.

## TRIPLE CAR PORT

There is an open fronted car port/garage with electric connected providing lots of additional storage, part with loft over.

## SERVICES

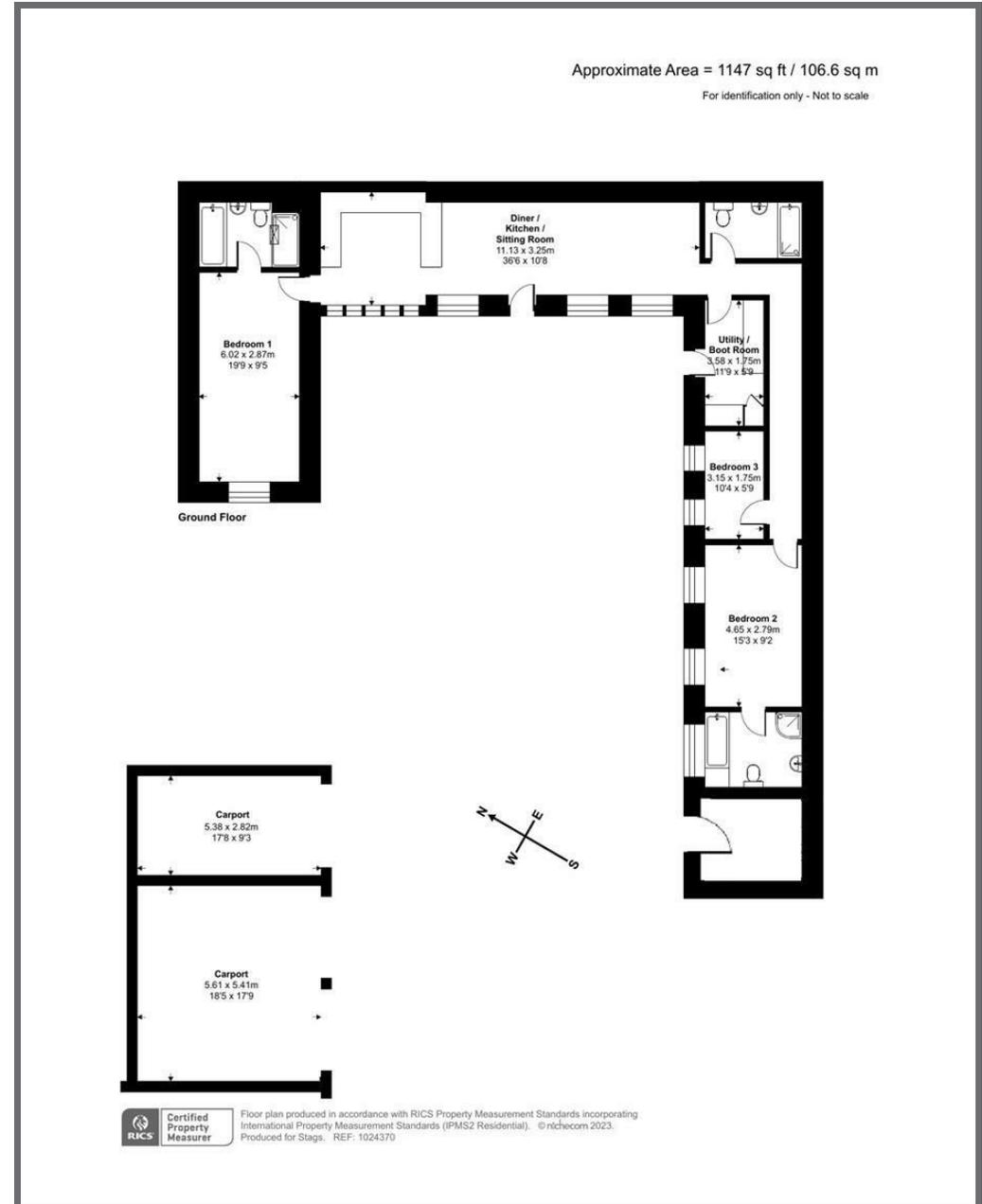
Mains electric. Private water and drainage (modern treatment plant). Air source heat pump.

## DIRECTIONS

At Fenny Bridges on the old A30 head north signposted to Feniton. Pass under the new A30 and turn right heading to Buckerell. After approximately half a mile the property is on your right.



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			94
(81-91) B			
(69-80) C			
(55-68) D		60	
(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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