



Crucks Barn



Crucks Barn Church

Colaton Raleigh, Sidmouth, EX10 0LG

Budleigh Salterton: 3.7 miles Sidmouth: 5.8 miles Exeter: 11.9 miles

A unique and enchanting Grade II listed barn conversion, Crucks Barn is a property full of character, blending historic charm with modern living. With its stunning architectural features, including exposed timbers, vaulted ceilings, and an impressive atrium-style entrance, this home offers versatile accommodation suitable for multi-generational living or income potential. The property also boasts a self-contained annexe, a spacious garden with a sun terrace, and convenient parking with a garage,

- Grade II listed barn conversion
- Versatile accommodation
- Atrium style entrance
- No onward chain
- Character features
- Self-contained annexe
- Freehold
- Council Tax Band D

Guide Price £525,000

SITUATION

Colaton Raleigh stands on the River Otter surrounded by unspoilt countryside with parish church, village hall, pub, village stores and tea room. There are various footpaths in the locality to take advantage of the attractive countryside and the Jurassic coastline, along with Commons for walking, cycling and riding. The cathedral and university city of Exeter has an extensive range of facilities including excellent sporting and leisure facilities as well as a selection of shopping and private and state schooling.

The M5 motorway (J30) is easily accessible and frequent public transport routes in the area, including rail services from Honiton to London Waterloo and Exeter to London Paddington and Exeter international airport with daily flights to London.



DESCRIPTION

Crucks Barn is a property rich in history and character, with origins that date back to the 15th century. Originally constructed as a cider barn with a separate cottage, the building is crafted from traditional stone and cob, with exterior rendering and a charming thatched roof, which is now due for replacement. Over the years, these two historic structures have been merged into a single property, united by a striking glass and timber atrium-style entrance that seamlessly blends heritage with modern design.

The architectural details of Crucks Barn highlight its timeless charm. Exposed stone walls and original timbers reflect the craftsmanship of the 1400s, offering a tangible connection to the past. The entrance hall is particularly impressive, with its vaulted ceiling, flagstone flooring, and expansive glass-paneled windows that allow natural light to flood the space. The addition of a vaulted glass roof creates a sense of openness and grandeur while framing views of the surrounding countryside.

The current layout of the property offers versatile accommodation, making it an ideal choice for multi-generational family living or as a potential source of income. Thoughtfully designed spaces blend modern convenience with the rustic appeal of its historical features, offering flexibility for a variety of lifestyles. Crucks Barn is a unique opportunity to own a piece of history, combining the allure of centuries-old architecture with the possibilities of contemporary living.

MAIN COTTAGE

The kitchen and breakfast room is a bright and inviting space, enjoying a triple-aspect layout that fills the area with natural light. It features fitted cupboards, solid wood worktops, and a classic Belfast sink, accompanied by an electric oven and ceramic hob, blending functionality with rustic charm.

The spacious lounge and dining area is a highlight of the property, offering a warm and character-filled reception space. A vaulted ceiling and a galleried landing above create a sense of openness, while exposed beams and full-length front-facing windows add to its charm. Double doors lead directly to the garden, enhancing the connection between indoor and outdoor living. A multi-fuel burner, set into an exposed brick fireplace with a stone hearth, serves as the centerpiece, adding both warmth and aesthetic appeal.

The first floor hosts a stunning mezzanine bedroom and dressing room area, featuring an open-plan layout with wood flooring and exposed ceiling beams. This serene retreat is complemented by an ensuite bathroom, complete with a roll-top bath, a wash hand basin, a WC, and a cupboard housing the water cylinder. The design beautifully marries historic charm with contemporary comfort.

ANNEXE

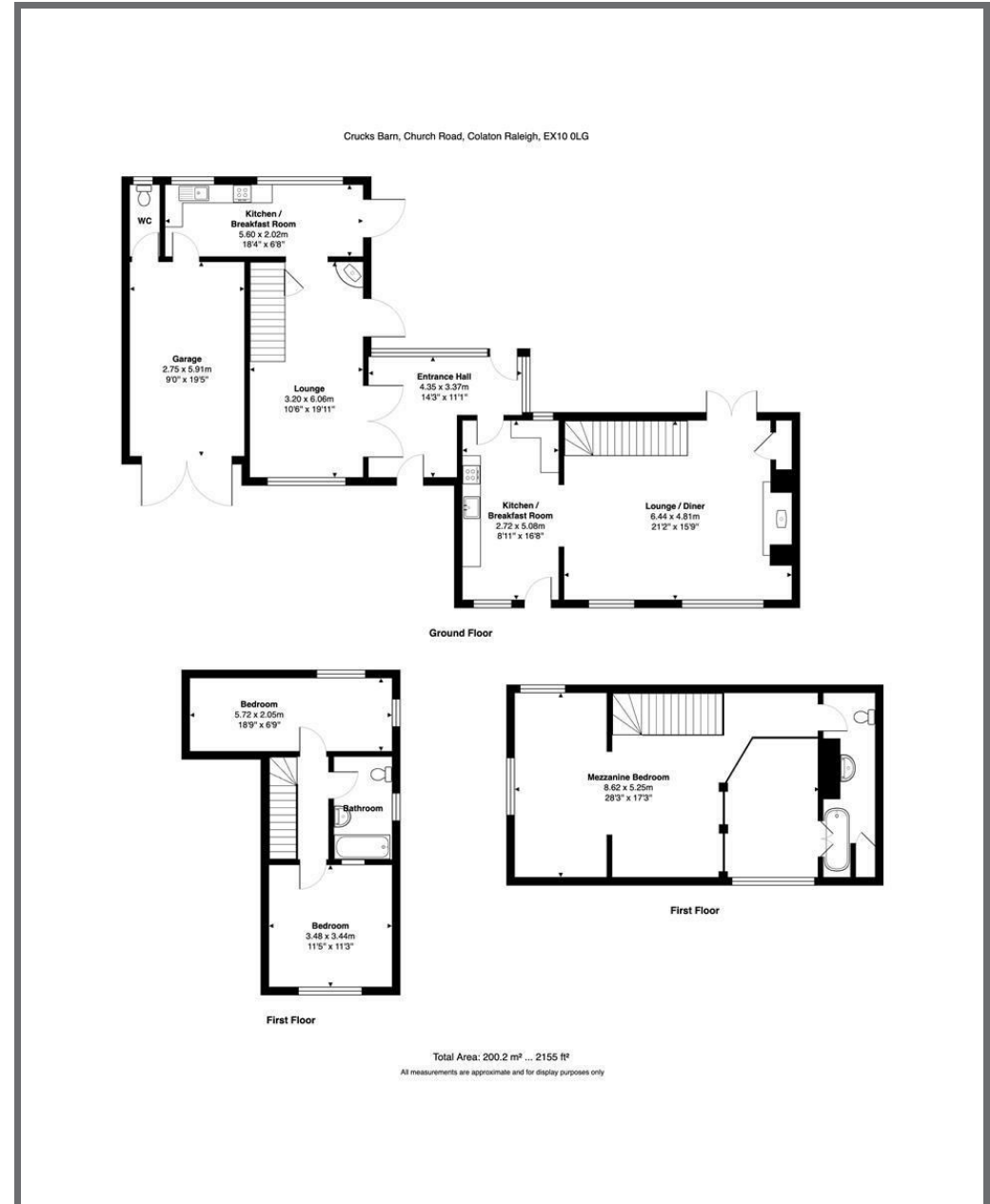
The annexe offers a self-contained living space, perfect for guests, extended family, or rental income, with private access via a stable door from the rear garden. The ground floor includes a generously sized lounge featuring a wood-burning stove, a picture window with views to the front aspect, and wood flooring. A staircase rises to the first floor, adding a charming connection to the upstairs living quarters.

The kitchen and breakfast room is situated at the rear, overlooking the garden. It boasts fitted cupboards with solid wood worktops, an electric oven, and a ceramic hob, all complemented by tiled flooring and exposed ceiling beams. A stable door provides additional access to the garden, while another doorway leads conveniently into the garage. A practical downstairs cloakroom adds extra functionality to this level.

Upstairs, the annexe comprises two bedrooms, both showcasing solid wood flooring and exposed ceiling beams that enhance their character. The main bedroom is bright and airy, featuring a picture window to the front aspect. The second bedroom is well-proportioned and benefits from a built-in wardrobe, adding practical storage. A family bathroom completes the first floor, equipped with a fitted bath, wash hand basin, WC, and tiled splashbacks. The thoughtful design ensures a comfortable and stylish living experience within this separate accommodation.



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 | | |
| (55-68) | D | | |
| (39-54) | E | 40 | 62 |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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