



Abbey Cross Barn



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Dunkeswell Abbey, Honiton, EX14 4RP

Character holiday barn conversion with garage and paddock. EPC E

- Stone barn conversion
- Double garage/workshop
- Gardens
- EPC Band E
- Business Rated 0
- Holiday letting/2nd home
- Paddock & Orchard
- In all about 1.17 acres (0.47 ha)
- Freehold
- [///herds.reclusive.change](http://herds.reclusive.change)

Offers In Excess Of £225,000

SITUATION

Nestled in a peaceful rural hamlet between the larger villages of Dunkeswell and Hemyock, this charming barn is set within the stunning Blackdown Hills National Landscape (formerly AONB). Offering tranquility and picturesque surroundings, it provides an ideal countryside retreat.

DESCRIPTION

Originally converted just over 20 years ago, this delightful two-bedroom barn conversion has been used as a holiday let but could also serve as a perfect second home. Built from stone and topped with a corrugated tin roof, the barn features large, timber cladding and double-glazed timber doors and windows that overlook the paddock, flooding the interior with natural light. The characterful space showcases exposed timber beams and wooden flooring, while the kitchen is equipped with an electric oven and hob, along with a freestanding fridge and dishwasher. A ground-floor bathroom adds convenience, and upstairs, alongside the two bedrooms, there is a separate WC.

OUTSIDE

Accessed via double timber gates, the property opens to a charming cobbled parking area leading to a spacious paved patio and lawn. A post-and-rail fence borders a small paddock, which includes various fruit trees, a thoughtfully planted garden, and an arboretum area that gently slopes down to a small spring—offering a truly idyllic outdoor setting.

SERVICES

Drainage is into a recently renewed septic tank. Mains water and electric. Electric heating. Broadband upto 5 Mbps. Mobile signal outside is likely (Ofcom).





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.



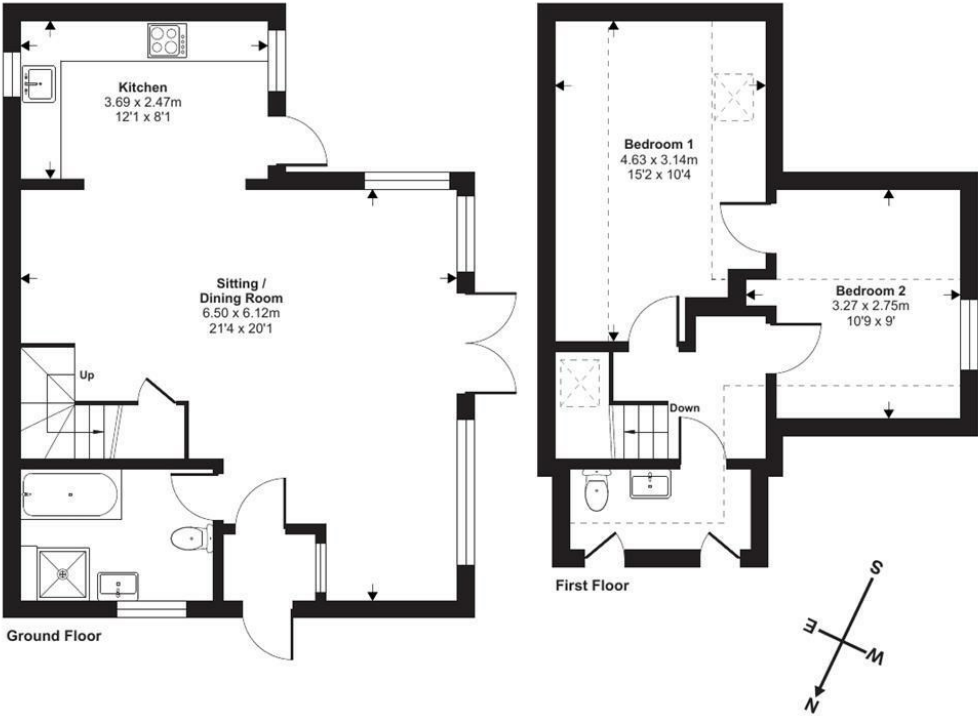
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		76
(81-91) B		
(69-80) C		
(55-68) D	41	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Approximate Area = 741 sq ft / 68.8 sq m
Limited Use Area(s) = 155 sq ft / 14.3 sq m
Total = 896 sq ft / 83.1 sq m
For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Stags. REF: 1247299



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