



The Hayloft



The Hayloft

Talaton, Exeter, Devon, EX5 2RG

Feniton: 2.5 miles Ottery St. Mary: 3.5 miles Exeter: 11 miles

This immaculate five-bedroom barn conversion combines character features with contemporary living, offering spacious interiors, a bespoke kitchen. Set in landscaped gardens with glorious countryside views, the property includes a gravelled driveway and double garage.

- Barn conversion
- Master suite
- Double garage
- Ample driveway parking
- EPC
- Five bedrooms
- Woodburning stove
- Village location
- Freehold
- Council Tax Band F

Guide Price £850,000

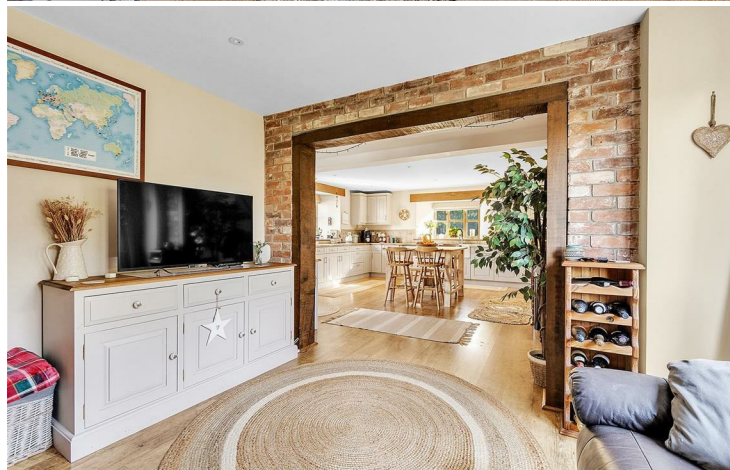
SITUATION

Talaton is a charming village known for its vibrant community spirit, centered around a historic church, a well-stocked village shop, a welcoming pub, and a busy parish hall. Just a short distance away, Feniton offers further amenities, including a primary school and a convenient train station on the London Waterloo line. The property also falls within the catchment area for The King's School in Ottery St. Mary, a highly regarded secondary school.

Equestrian enthusiasts are well catered for, with Bicton Arena just 12 miles away, hosting international competitions, British and Pony Club Championships. Additional equestrian facilities can be found nearby at Hitts Barton, New Hall, and Venn Ottery..

Honiton, with its selection of independent shops and lively twice-weekly market, offers a taste of Devon's vibrant local life. To the west, Exeter provides a wealth of retail, dining, and leisure options. The M5 ensures easy access to Cornwall in the south and Bristol and London to the north, while Exeter International Airport offers flights to domestic and international destinations.

The Hayloft's location perfectly blends the tranquility of rural living with excellent access to amenities, education, and transport links.



DESCRIPTION

This beautifully converted five-bedroom barn blends period charm with modern comfort. Set in the heart of the Devon countryside, this immaculate family home offers generous space and character throughout.

At the heart of the home is a striking kitchen-family room with bespoke cabinetry, premium appliances, and a large central island. Bi-fold doors open onto a patio, creating a seamless link between indoors and out—ideal for entertaining. An adjoining sitting area offers a relaxed everyday space. The main living room features a log burner set against exposed stonework, with timber beams and wide windows framing open views. A separate study provides a quiet space to work, while a utility room and an impressive boot room, complete with garden access, along with a convenient downstairs WC handle the practicalities of country living.

Spacious hallways with floor-to-ceiling windows bring in natural light and connect the living areas. The first floor, accessible via two staircases, has four generously sized bedrooms. The principal suite includes a private en-suite and dressing room. The family bathroom is beautifully finished with a walk-in double shower and a freestanding bath.

OUTSIDE

Outside, the level garden is beautifully maintained, offering sweeping views over the surrounding countryside and plenty of space for outdoor dining and relaxation.

A gravelled driveway leads through a traditional five-bar gate to a double garage and generous parking area, providing both privacy and a welcoming sense of arrival. There is also a benefit of an electric vehicle car charger.

SERVICES

Mains water (metered), electricity and drainage. Oil fired central heating. LPG used for the hob in the kitchen.

Standard and ultrafast broadband available. EE, Three, O2 and Vodafone mobile networks available outside.



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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Bank House, 66 High Street,
Honiton, Devon, EX14 1PS

honiton@stags.co.uk

01404 45885

