



1, The Old Dairy











# 1, The Old Dairy

Barrow Road, Payhembury, Devon, EX14 3HX

Exeter 13 miles; Ottery St Mary 5 miles; Honiton 6 miles

Detached 4 bed quality barn conversion just outside the village in over 1/3 acre. EPC C

- ASHP & MVHR systems
- Quiet rural location
- Kitchen with Neff appliances and Elica Induction Hob
- Freehold
- Four Double Bedrooms
- Rural views
- Just outside the village
- Council Tax Band E

Guide Price £950,000

## Stags Honiton

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## SITUATION

Set off a quiet lane this unique development of high quality barn conversions are located in the gently undulating countryside of East Devon part way between the A30 near Ottery St Mary and M5 at Cullompton to the North West.

The nearby village of Payhembury is home to a thriving community, including a wide range of clubs, groups and societies. There is a richly praised primary school, community run shop and the Six Bells Inn.

The small town of Ottery St Mary is within easy reach and is serviced by a range of facilities including the much revered King's Secondary School.

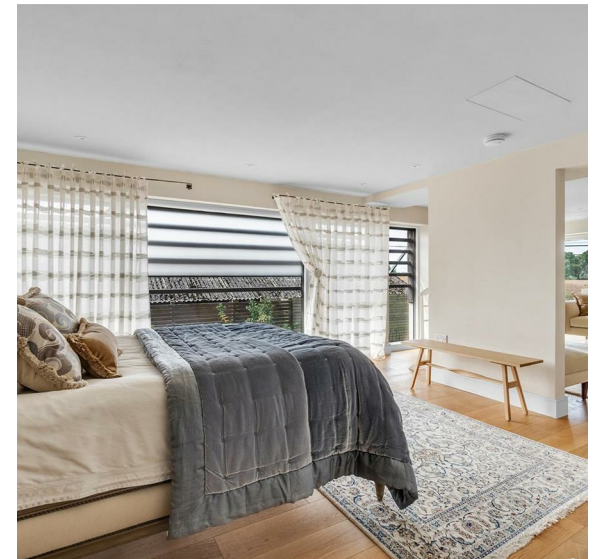
## DESCRIPTION

The developers are an established design and build team specialising in the concept and development of bespoke high quality homes in the countryside. Built to make the most of the generous space and glorious rural views, the house incorporates innovative low energy design with carefully sourced materials, harmoniously blended with contemporary design to create an individual luxurious home.

Converted from a range of modern farm buildings, number 1 is one of three unique homes featuring large expanses of glass and high ceilings bathing the inside in natural light, whilst framing the expansive views over the surrounding countryside. The exterior of the building has been designed for a low maintenance quality feel, with Aluminium faced timber frame windows and doors under a metal roof.

The home makes use of the latest energy saving technology. As well as being heavily insulated each home has underfloor heating supplied by an Air Source Heat Pump (ASHP) and the air quality within each home is controlled by a Mechanical Ventilation Heat Recovery (MVHR) unit. This results in low energy use and wonderful living environment.

A quality contemporary kitchen with quartz worktop, NEFF hide and slide oven, combination oven/microwave and integrated fridge/freezer and dishwasher. An Elica induction hob with down draft extractor and Quooker hot, cold and boiling water tap. There is a triple aspect open plan living room with sliding doors onto the patio plus a spacious hall and utility/boot room. This property has four spacious double bedrooms (3 ground floor), two including en suites and a family bathroom. All bathrooms include Mira showers, low profile trays, Brooklyn single/double drawer vanity units, porcelain floor and ceramic wall tiles.







## OUTSIDE

The property is approached over a shared drive to private driveway parking for several cars and a double garage. 1 The Old Dairy is sat on a generous plot, approximately 0.38 Acres, with gardens and patios that seamlessly flow on to the surrounding agricultural area leading the eye across the rolling fields.

## SERVICES

Mains water and electricity. Sewage treatment plant. Heating and hot water provided by a combination of Air Source Heat Pump and Mechanical Ventilation with Heat Recovery, with back up immersion heater.

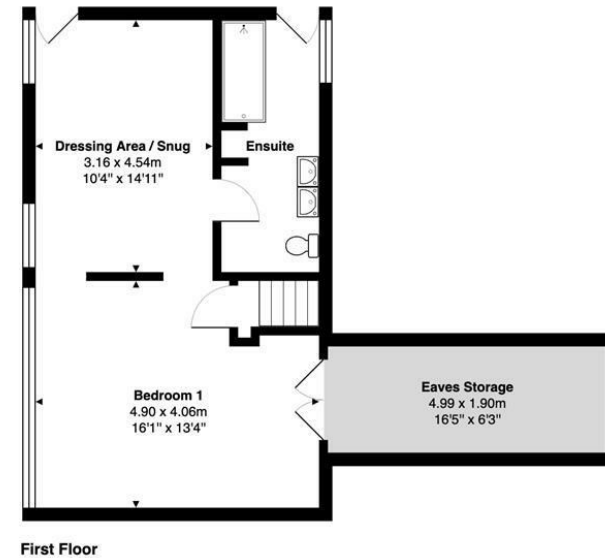
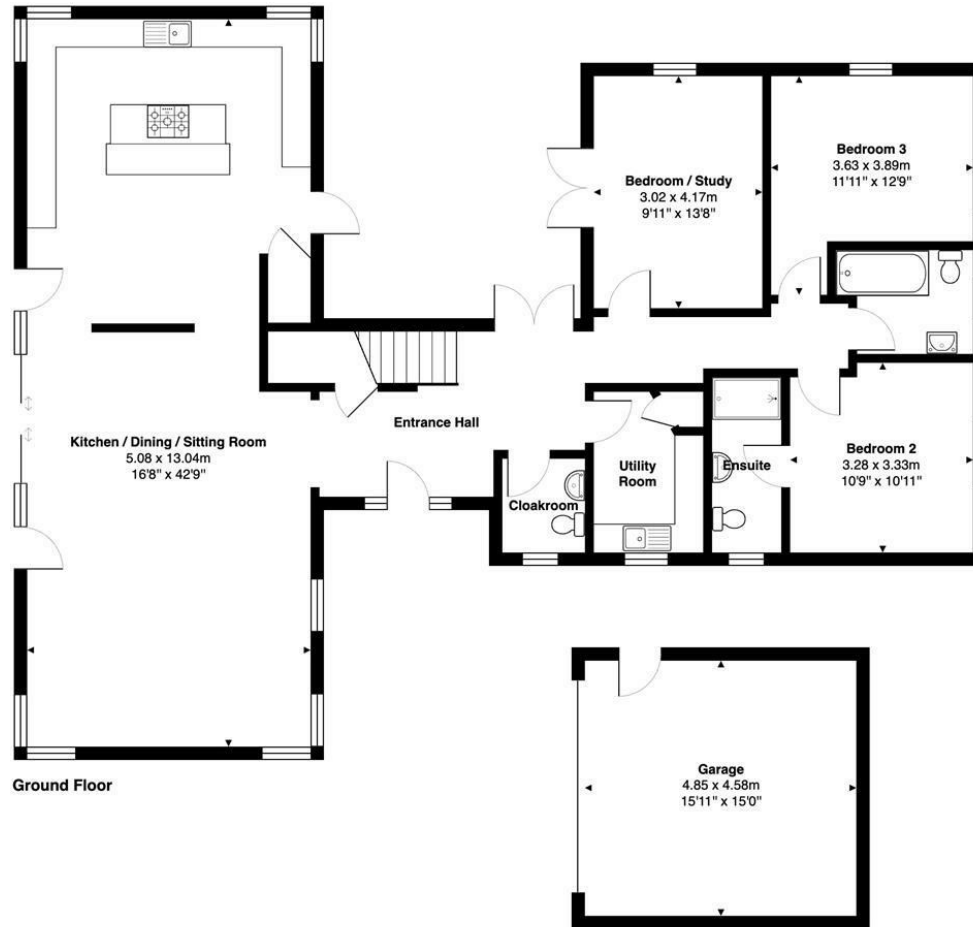
## DIRECTIONS

What3Words: ///knowledge.lonely.elect

## WARRANTY

Latent defects insurance in the form of a "ABC+ Ten Year Structural Warranty". Expires September 2030.





Area: 195.2 m<sup>2</sup> ... 2101 ft<sup>2</sup> (excluding garage)  
Total Area: 217.5 m<sup>2</sup> ... 2341 ft<sup>2</sup> (including garage)

This floor plan is for illustrative purposes only and is not to scale. All measurements are approximate and should not be relied upon.  
While every effort has been made to ensure accuracy, no responsibility is taken for any errors, omissions, or misstatements.



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) <b>A</b>		88
(81-91) <b>B</b>	79	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	







