



4, Colestocks Barns



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Colestocks, Honiton, EX14 3JR

Feniton Station 0.9 miles; The Kings School 4.1 miles

A beautifully presented two bedroom barn conversion with generous outdoor space and parking

- 0.15 Acre Paddock
- Two Double Bedrooms (3rd ground floor)
- Private parking for 2
- Private Terrace/ Garden
- Modern Kitchen
- Freehold
- Council Tax Band C
- EPC D

Guide Price £350,000

SITUATION

Tucked away in the peaceful rural hamlet of Colestocks, just a short distance from the vibrant village of Payhembury, this exclusive collection of homes offers a rare opportunity in a sought-after East Devon setting.

Payhembury is a thriving village community, home to a well-regarded primary school, village shop, popular pub, village hall and parish church. Colestocks also falls within the catchment area for the highly respected King's School in nearby Ottery St Mary.

The larger village of Feniton lies just three-quarters of a mile to the south, offering further amenities including a convenience store, hairdresser, takeaway and a railway station with direct links to Exeter and London Waterloo.

Well-positioned for road and rail connections, the development offers easy access to the A30, M5, and the market towns of Honiton and Ottery St Mary, making it a convenient yet idyllic place to call home.



DESCRIPTION

A well-presented character property featuring slate tiled and engineered oak flooring throughout the ground floor. The entrance hall provides access to two reception rooms, a cloakroom, and stairs to the first floor. The spacious triple-aspect kitchen/diner, has a defined raised dining area and timber-effect worktops. The kitchen is fitted with a comprehensive range of integrated appliances, including full-height fridge and freezer, dishwasher, washing machine, and separate dryer, along with underfloor heating and ample storage at both base and eye level. The double-aspect sitting room offers a comfortable space with exposed beam and a feature fireplace, adding character and charm.

Upstairs are two well-proportioned bedrooms, both overlooking the courtyard, with the dual-aspect principal bedroom enjoying particularly pleasant views. A modern bathroom serves both rooms, complete with quality fittings and a deep, shelved airing cupboard. The property also benefits from a large boiler/drying room with water softener, attached storage room with shelving, and two internal loft spaces.

OUTSIDE

The property enjoys approximately fifth of an acre of outside space in total, including a paddock area with two productive vegetable beds, cherry trees, and a seating area with far-reaching countryside views.

Accessed via a tarmac drive, the approach opens to gravelled shared parking area with two allocated spaces, a small fruit orchard, and access to the private meadow.

To the rear, a sheltered courtyard offers a private and attractive space, partially screened by mature planters. At its centre is a smartly tiled area, currently fitted with a removable powder-coated pergola and sliding sunshade. The courtyard benefits from an outside tap, hose point, three water butts, and a discreet oil store providing useful additional storage for tools and recycling.

SERVICES

Mains electric, drainage and water (metered). Oil fired central heating. Standard broadband available. Voneus broadband currently used. Mobile signal likely outside with all major networks. (Ofcom, 2025)

There is an annual payment of £200 a year for maintenance of the communal grounds and parking area, and insurance.

DIRECTIONS

What3words: [///curiosity.roosters.wardrobe](#)



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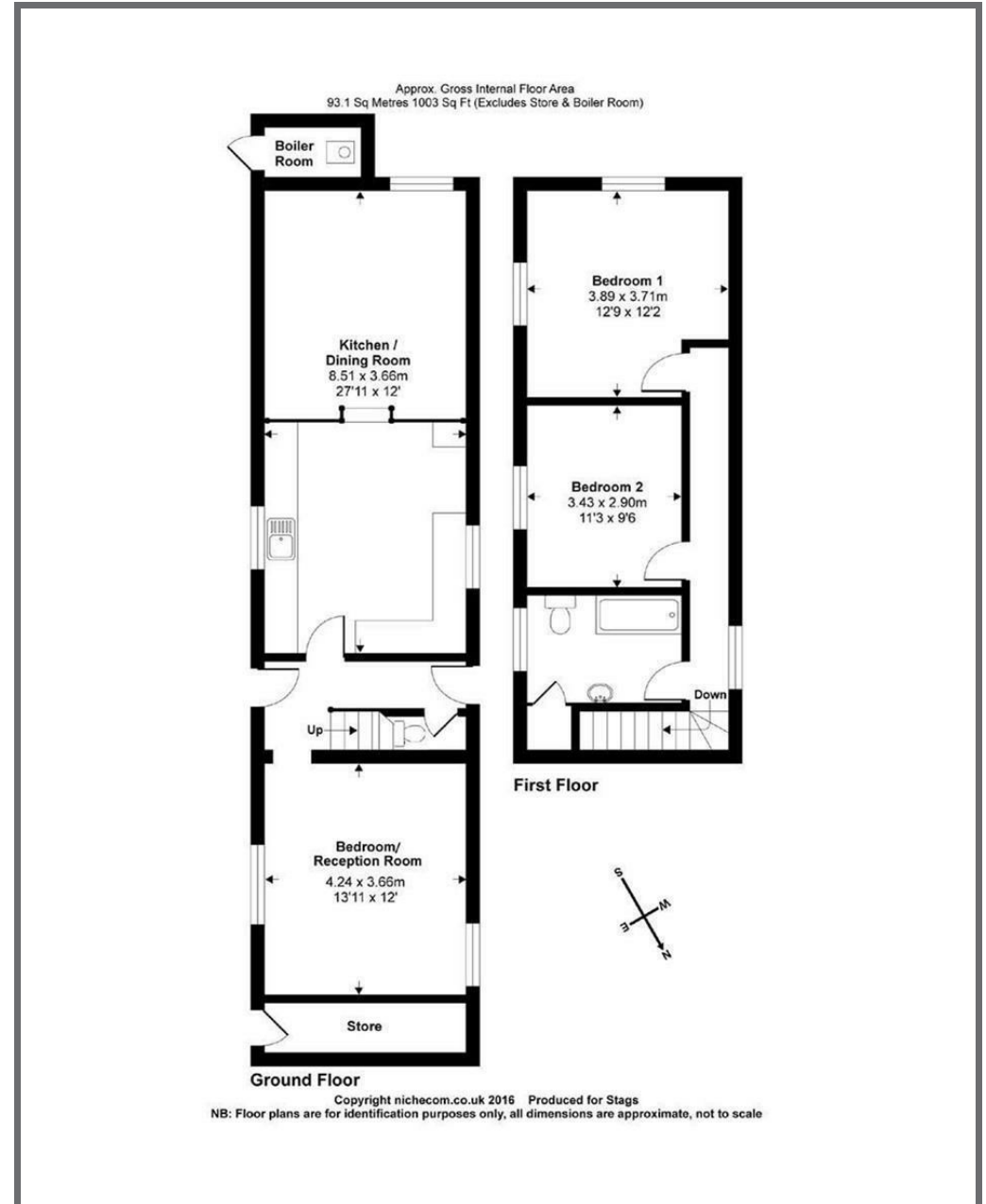


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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