



2, Maglea Barn





# 2, Maglea Barn

Kerswell, Cullompton, EX15 2ES

Tiverton - 11.1 miles, Cullompton - 5 miles, Honiton - 7.3 miles  
Uffculme School - 5.9

An immaculately presented barn conversion in a rural setting with separate parcel of land

- Barn Conversion
- Family Bathroom & En Suite
- Countryside Outlook
- Remainder of New Build Warranty
- EPC C
- Four Bedrooms
- Open Plan Living
- Parking For 4/5 Cars
- Freehold
- Council Tax Band C

Guide Price £475,000

## SITUATION

Enjoying a most attractive rural position on the edge of Kerswell, the property is perfectly placed between the popular market towns of Cullompton and Honiton, combining peaceful countryside living with excellent access to local amenities and transport links. Nestled close to the Blackdown Hills, an Area of Outstanding Natural Beauty, the location offers an abundance of scenic walks directly from the doorstep, along with nearby opportunities for horse riding and mountain biking. The surrounding villages of Broadhembury and Kentisbeare provide a wonderful sense of community with village shops, primary schools and traditional inns, whilst the property also lies within the sought-after Uffculme School catchment area, rated Outstanding by Ofsted making this an excellent choice for families.





## DESCRIPTION

This beautifully appointed attached barn conversion was completed to an exceptional standard by a respected local builder as part of an exclusive development of four dwellings. The home has been thoughtfully designed to blend striking contemporary architecture with timeless rural feel, offering light-filled interiors and a seamless connection to the surrounding landscape.

Constructed with a steel frame and clad in timber, the property boasts a stylish rear garden with countryside views beyond together with an additional parcel of land extending to approximately 0.3 acres, making it ideal for those seeking space and versatility.

## ACCOMODATION

The welcoming entrance hall sets the tone for the property, providing access to all rooms. At the heart of the home is a superb open-plan kitchen, dining and living space, perfectly suited for both family life and entertaining. The kitchen is fitted with a range of modern units, a central breakfast bar, and sliding doors which flood the room with natural light and open directly onto the rear garden. A separate utility room with garden access offers additional practicality.

The property provides four generously proportioned bedrooms, all enjoying views across the gardens and surrounding countryside. The principal bedroom benefits from a stylish en suite shower room, whilst a contemporary family bathroom with bath and shower over serves the remaining bedrooms.

## OUTSIDE

The rear garden is predominantly laid to lawn with a patio area, creating the perfect setting for outdoor dining and relaxation. Securely enclosed and private, the garden also benefits from a useful shared rear access path but is owned by this property. To the front, an inviting garden and a further parcel of land add to the sense of space, whilst the private driveway provides parking for 4–5 vehicles, features an EV charging point and shed housing the borehole and pump/filtration system. The property is accessed via a shared private track, adding to its peaceful, tucked-away feel.

## SERVICES

Mains electric. Sewage treatment plant. Air source heat pump. Private water (borehole and filtration system). Standard or Ultrafast broadband is available with speeds of up to 1800Mbps and mobile coverage is good outside, limited inside with EE, Vodaphone, O2 & Three (via Ofcom). There is a small contribution of approx. £6 per quarter for the soak away. Please contact the agent for more information. Due to the property's construction buyers requiring a mortgage are advised to seek mortgage advice before proceeding.

## DIRECTIONS

What 3 words: ///relatives.policy.tungsten





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.



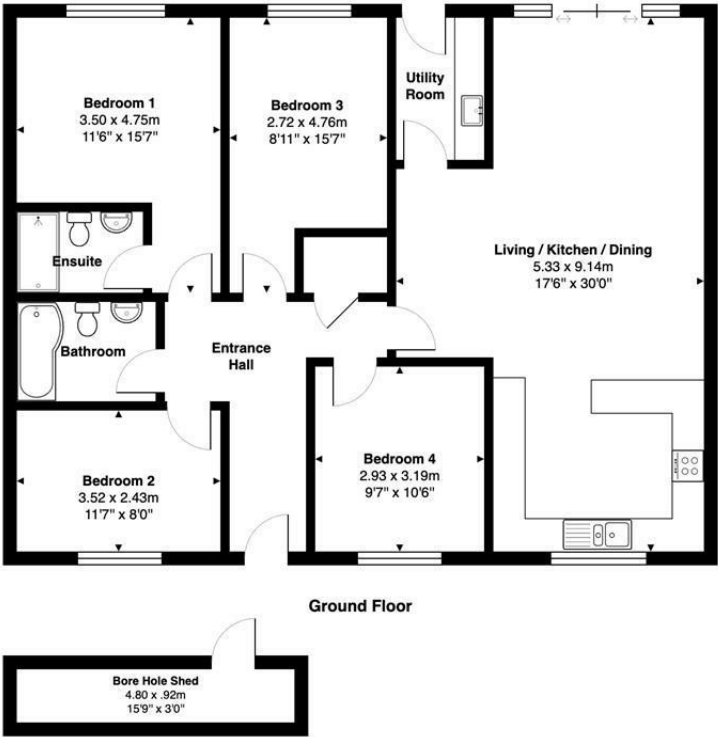
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>76</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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Total Area: 109.8 m<sup>2</sup> ... 1182 ft<sup>2</sup> (excluding bore hole shed)

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.



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