

○ Jays Barn

Metcombe • Ottery St Mary • Devon

O Jays Barn

Metcombe, Ottery St Mary, Devon, EX11 1RS

West Hill 1 mile • Ottery St Mary 3 miles
Sidmouth & the coast 4 miles • Exeter 10 miles
Exeter to London Paddington 2 hours
(Distances & times approximate)

An attractive equestrian/residential property with 4-bedroom barn conversion, superb facilities including outdoor arena, horse walker, mini cross-country course, and good outriding. Range of stabling, farm buildings and 28.66 acres (11.60 ha) of paddocks and land. Set in a quiet yet convenient location close to Sidmouth, the coast and Exeter.

- Double height entrance hallway with feature staircase, sitting room, open plan kitchen/dining/family room, study/Bedroom 4, shower room. Three bedrooms, two ensuite and family bathroom.
- Superb facilities including stabling, 45m x 25m outdoor arena, 5 horse walker, mini cross-country course, and good outriding with access to Aylesbeare and Woodbury Commons.
- Farm buildings, American style barn with mezzanine and two mobile homes.
- Excellent free-draining paddocks, pasture and arable land (strategically located on the edge of the village).

In all about 28.66 acres (11.60 ha)

**For Sale by Private Treaty as a Whole
or in up to Three Lots**





Situation

O Jays Barn (named after the vendors late grandfather, racehorse trainer and farmer O J Carter) is set in a convenient yet rural location in the Otter Valley close to the sought-after villages of Tipton St John and West Hill just outside the East Devon Area of Outstanding Natural Beauty. West Hill is a thriving community with a village store, church, village hall and primary school. The historic town of Ottery St Mary with its magnificent church has a good selection of everyday amenities including a range of independent shops, supermarket and medical centre. Whilst the nearby Regency resort of Sidmouth, is located on the Jurassic Coast World Heritage Site and has excellent opportunities for coastal walking, fishing and swimming. The town is well served with a further range of shopping and leisure facilities, including a Waitrose, cinema and a variety of sports facilities. Whilst surrounded by beautiful countryside the communication links to the area are excellent, the A30 is within two miles providing access to the Cathedral City of Exeter and Exeter Airport, the M5, and the A303.

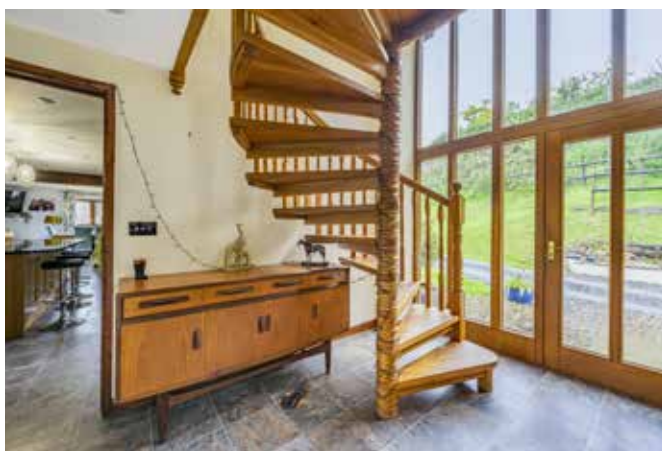
The Property

This handsome traditional barn was converted in 2012 to create a light-filled and convenient detached four bedroom modern home. The barn has mainly stone elevations with some rendering and brick surrounds under a slate roof. There has been a focus on environmental credentials with solar thermal panels, good insulation and double glazed hardwood windows throughout. Designed to emphasise space and light, the house overlooks its own grounds. The entrance hall features a dramatic wooden spiral staircase. The expansive 30 foot kitchen/dining room has a bespoke kitchen with a granite topped island, electric Aga, secondary integrated oven and hob as well as a wine fridge. There is room to relax and glass doors open onto a sunny terrace, ideal for entertaining. The sitting room has a stone feature wall with a contemporary log burner and wooden floors. The bedroom accommodations, provide a well-balanced ratio of bedrooms to bathrooms, with two rooms being ensuite. The surrounding land and flexible outbuildings add to the package to create an ideal equestrian property.

Please see floorplan for accommodation and measurements.

Lot One

Barn conversion, stabling, farm buildings, equine facilities about 6.28 acres (2.54 ha).



Outside

O Jays Barn is approached over shared lane with the property situated at the far end, opening into a gated private driveway. Gardens mainly laid to lawn surround the house, with a large sun terrace located on the south facing side of the property and a further sunken walled BBQ/entertaining area.

Equestrian Facilities

Outdoor Arena (54m x 25m) with a well-draining sand and fibre mix.

Claydon Five Horse Walker on concrete pad.

Buildings

To the south east of the property, accessed by a track on opening into the lower paddock are:

Timber Stableblock (14.45m x 4.65m) with 4 loose boxes and fenced concrete yard to the front.

Beyond the house the drive leads to a yard of which consists of the following:

Three Bedroom Mobile Home

Timber Storage Shed (12.58m x 3.35m)

General Purpose Barn (9.94m x 8.84m) timber framed American style barn with stairs to large mezzanine storage area and **Lean-to washbox**

The Land

The land comprises an excellent block of well-maintained and fenced paddocks, most are either post & rail or specialist horse fenced. The paddocks are all level or gently sloping, the largest field closest to Tipton St John has been cut for haylage.

Lot Two

Situated adjacent to Lot One (with a separate driveway) is a further range of stables (known as the top yard) together with farm buildings and a mobile home (that has been occupied and on site since the 1980's). This lot is considered to have potential for future development given the length of time the mobile home has been on site (STPP). Comprising:

Two bed **Mobile Home**

Three bay **Machinery Shed** (14.04m x 7.74m) steel framed with extra single bay (4.97m x 4.9m)

Fodder Barn (10.8m x 4.43m)

Stable Block (22.35m x 4.07m) with 6 loose boxes

L-shaped **Timber Building** (9.0m max x 6.14m max) containing 2 loose boxes and a former tackroom.

Three pasture paddocks lie to the east, well fenced and





extend to about 3.11 acres (1.26 ha) in all.

Lot Three

Adjoining Lots 1 and 2 is a very attractive gently sloping arable/pasture field, with good access from the public highway and long road frontage. The field is bounded by mature hedgerows and further cross-country jumps line the headland. In all about 19.27 acres (7.80 ha).

Services

Lot One: Main water and drainage. Oil fired central heating. Solar panels.

Lot Two : Main electricity and water.

Lot Three: A right to connect to main water will be reserved over Lot 2, a sub meter will be required.

Rights of Way

No public rights of way affect the property.

Agricultural Schemes

Delinked payments will be retained by the current owners. No application has been made to the Sustainable Farming Incentive (SFI) Scheme.

Sporting

All rights are owned and included in the sale. Hunting with the East Devon Foxhounds. Racing at Taunton or Exeter. Golf at Sidmouth or Honiton. Sailing on the coast at Sidmouth or Lyme Regis.

Education

Primary schooling at West Hill and Tipton St John. Good state secondary school at The King's School and the excellent Colyton Grammar School. Independent schools in the area include St John at Sidmouth, Blundells at Tiverton and the Exeter or Taunton Schools.

Local Authority

East Devon District Council, EX14 1EJ. Tel 01395 515616. Council tax band: E

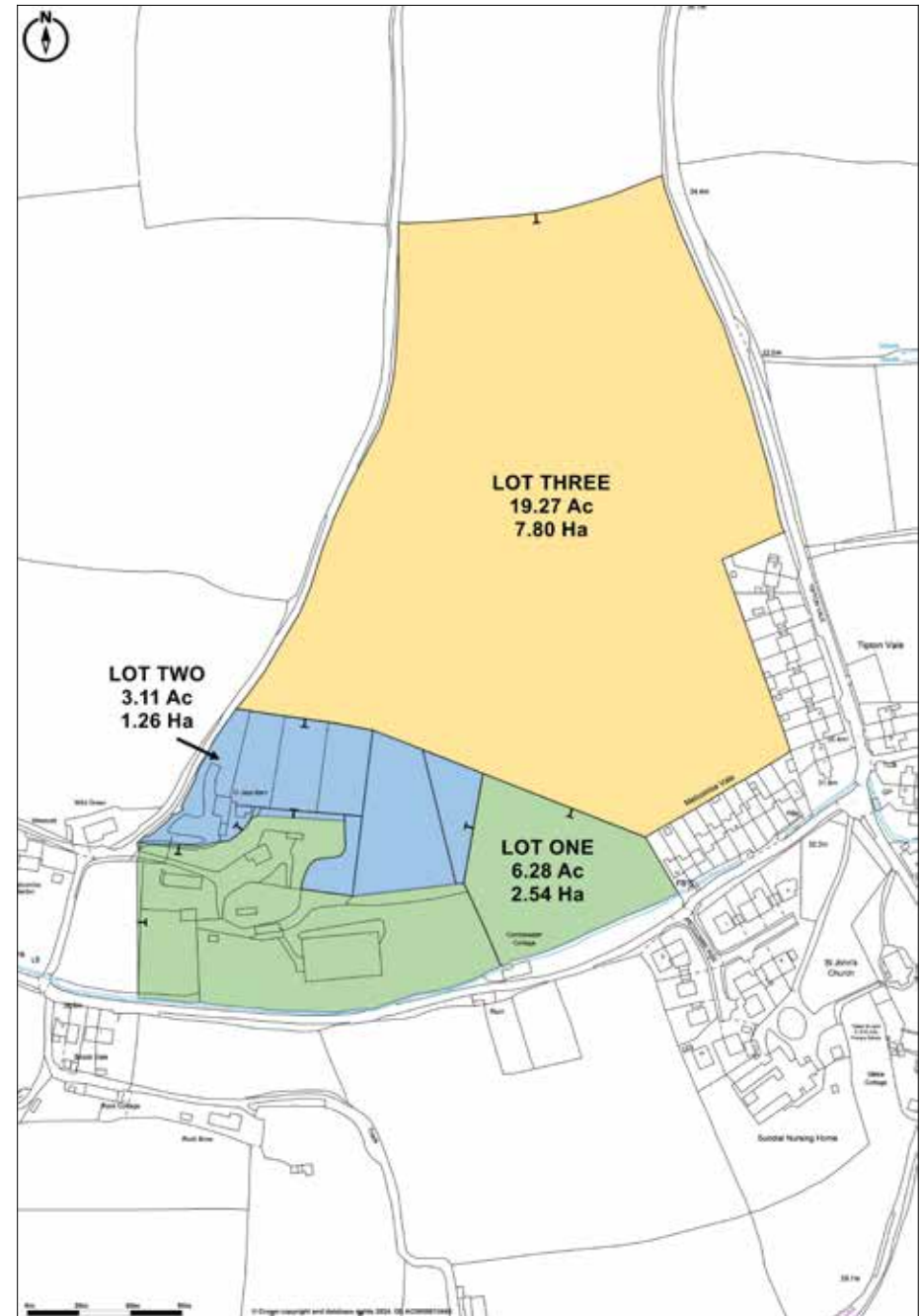
Directions

From the A30 at Daisymount, take the B3180 south, passing the turnings to West Hill and turn left at Tipton Cross onto Oak Road towards Tipton St John. Continue to Heathland Cross and bear right to Metcombe, after 0.75 of a mile turn left and after a short distance O Jays Barn will be found. Our For Sale boards will be posted.

What3words ///valley.blanked.scream

Viewing

Strictly by prior appointment with sole agents Symonds and Sampson LLP. Further information, if required, is available from Ross Willmington or Angela Gillibrand on 01297 33122

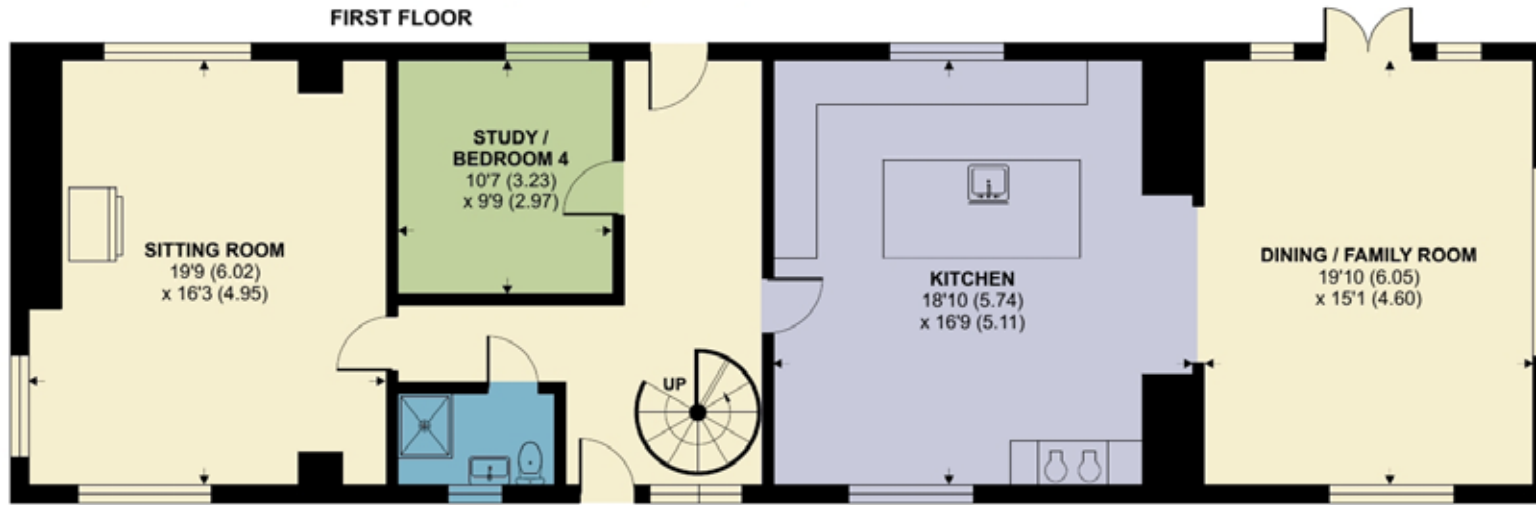




Metcombe, Ottery St. Mary

Approximate Area = 2069 sq ft / 192.2 sq m

For identification only - Not to scale



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | 85 |
| (69-80) | C | 72 | |
| (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 | |



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1118625



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