

Symonds
& Sampson



EGREMONT
CROSS BARN

POST

Egremont Cross Barn

Payhembury, Honiton, Devon

Egremont Cross

Payhembury
Honiton
Devon EX14 3HZ

An impressive four bedroom detached barn conversion set in approximately 1.5 acres providing superb rural views over open countryside.



- Contemporary barn conversion
- Paddock, gardens & grounds of around 1.5 acres
 - Idyllic rural location with far reaching views
 - Provides considerable privacy & seclusion
 - Suitable for the "good life" style enthusiast

Guide Price £850,000

Freehold

Axminster Sales
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ACCOMODATION

Egremont cross barn as suggested from its title has been converted from an original agricultural barn to now provide an impressive country home. The stylish conversion was undertaken some years ago alongside a more recent ground floor extension which has introduced a more open plan living environment. Much care and consideration has been taken to create a bright and light atmosphere with partial vaulted ceilings and sizable openings including bifold patio doors leading off the sitting area. There are a number of contemporary influences such as partial under floor heating, an air conditioning system and a bespoke kitchen with composite work surfaces.

The accommodation has been orientated to capitalise on the rural views with most openings enjoying an outlook over the paddock and adjoining countryside. On the ground floor is a guest bedroom suite and an internal reception room currently arranged as a winter snug but could be suitable for a home cinema room. Other benefits include an impressive reception hall, wood burning stove and a blend of anthracite grey aluminium and upvc double glazed windows.

The site and situ is of particular interest extending to approximately 1.5 acres with separate paddock and field shelter. On approach there is a walled entrance with automated Barton style gates leading into a sizable tarmac parking area.





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 LANDMARK INFORMATION Plotted Scale - 1:1250. Paper Size - A4

OUTSIDE

The property is approached via its own private driveway through automated Barton style gates leading to parking and turning area. The gardens lie to the side and rear of the property with a paved patio strategically placed to capitalise on the surrounding views. There is a separate paddock enclosure extending to approximately 1 acre with a field shelter.

SERVICES

Mains water & electric. Private drainage. Air sourced heat



pump & air conditioning unit.

Local Authority: East Devon District Council.

Council tax band D

Broadband: Superfast available

Mobile coverage: Limited indoors, likely outdoors.

Source; Ofcom.org

SITUATION

The property occupies a relatively level site set away from near neighbours providing considerable privacy and seclusion Making it an ideal destination for any life style

enthusiast. Payhembury is a desirable village and has a small village green overlooked by its ancient Parish Church of St Mary's and popular public house. It also has a primary school, village shop and a strong community with many social events throughout the year.

DIRECTIONS

What3words: ///options.symphony.headboard

MATERIAL INFORMATION

The timber lodge pictured is not included within the sale & will be removed from site.



Egremont Cross Barn, Payhembury, Honiton

Approximate Area = 1663 sq ft / 154.4 sq m

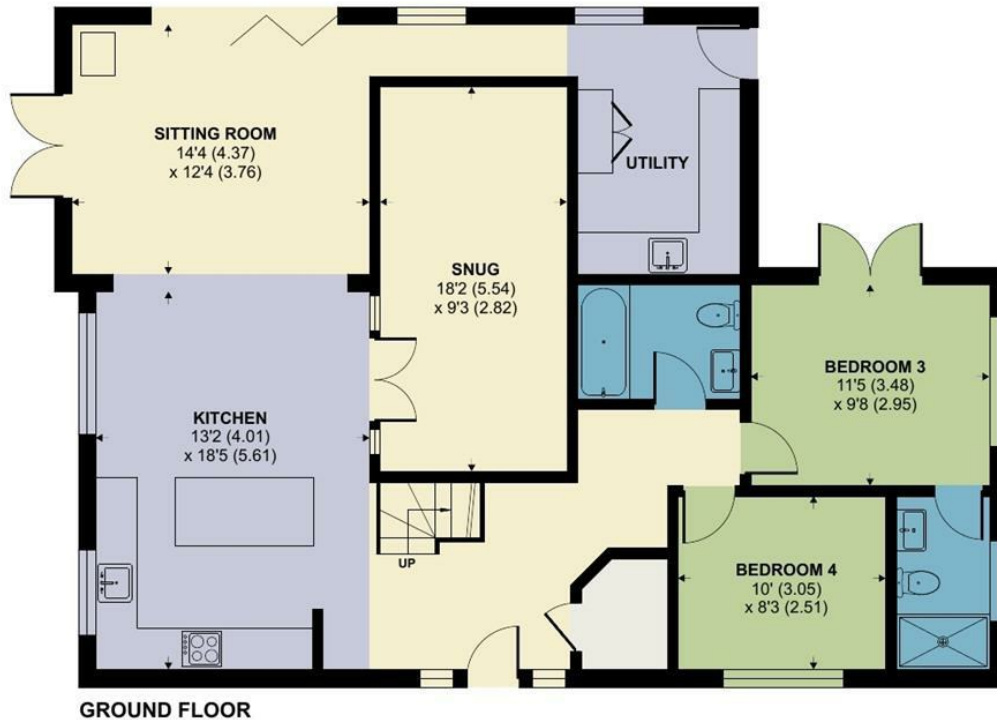
Outbuildings = 276 sq ft / 25.6 sq m

Total = 1939 sq ft / 180 sq m

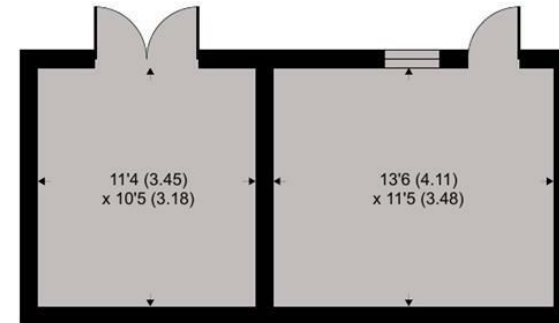
For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient (over 90)	A		
Energy efficient (81-90)	B		
Decent (71-80)	C	76	86
Below average (61-70)	D		
Poor (51-60)	E		
Very poor (41-50)	F		
Extremely poor (31-40)	G		

England & Wales
EU Directive 2002/91/EC



GROUND FLOOR



OUTBUILDING



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Symonds & Sampson. REF: 1167833



Axm/RS/9.8.24



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