



Symonds  
& Sampson

# Millbrook Barn

East Butterleigh, Cullompton, Devon

# Millbrook Barn

East Butterleigh  
Cullompton  
Devon EX15 1LU

An exceptional recently converted Grade II listed barn situated in an enviable position on the outskirts of a hamlet with stunning country views



- Detached 5 bedroom barn conversion
  - Exceptional accommodation
  - Spacious and versatile home
- Tucked away in a private location
  - Beautifully landscaped garden
    - Patio area
- In all 0.60 acres (0.24 hectares)

Guide Price £895,000

Freehold

For Sale by Private Treaty

Tiverton Agricultural  
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## ACCOMMODATION

Millbrook Barn is an exquisite detached Grade II listed barn conversion, recently completed, providing a perfect blend of timeless elegance and modern luxury. Conveniently located close to the towns of Tiverton and Cullompton yet immersed in the countryside, Millbrook Barn offers the best of both worlds. Thoughtfully designed with a well-proportioned layout across two floors, it is ideal for both a family home and for entertaining. Millbrook Barn comprises of meticulously crafted space brimming with character, where original features such as soaring high ceilings, exposed wooden beams and a log burner create a warm inviting atmosphere.

The heart of the home is the generous and stunning light filled modern kitchen/breakfast room where contemporary style meets rustic charm. Large patio doors lead to a tranquil outdoor space perfect for family gatherings and entertaining guests. The 39 foot dining and sitting room boasts impressive high ceilings and exposed wooden beams creating a warm and airy atmosphere. A contemporary log burner is positioned centrally by the rear wall offering both a focal point and a cozy ambience with large patio doors flooding the room with natural light. The ground floor also includes a luxurious double bedroom with an ensuite shower room, a further spacious double bedroom, a stylish bathroom and a utility hall. The entrance hall contains a unique red brick passageway constructed with natural materials such as mellow brick and natural stone, adding to the property's undeniable charm.

Upstairs, there are two further bedrooms, a modern family bathroom and a versatile single bedroom that can easily transform into a home office. Completed to the highest specification, Millbrook Barn ensures enjoyment of all the comforts of modern living without sacrificing historic charm. With its bright, spacious rooms and a layout that effortlessly combines functionality with beauty, this barn conversion offers a unique and unparalleled living experience.



## SITUATION

Millbrook Barn is positioned in the peaceful hamlet of East Butterleigh. A charming location renowned for its stunning countryside and historic features. East Butterleigh sits within easy reach of both the Blackdown Hills and Exmoor National Park, offering a plethora of scenic walks and outdoor activities. The nearby Blackdown Hills are characterised by rolling hills, deep wooded valleys and heathland, with popular trails such as Culmstock Beacon and the Wellington Monument providing breathtaking panoramic views. To the north, Exmoor boasts dramatic moorland and coastal paths as well as historical landmarks such as Dunkery Beacon and Iron Age hillforts.

Approximately 4 miles away, the market town of Cullompton offers a variety of essential amenities including a supermarket, independent shops, a post office, cafe's and traditional pubs and restaurants, doctors surgery and veterinary clinics. For more extensive services, the vibrant city of Exeter lies approximately 16 miles to the southwest offering a comprehensive range of facilities including major retailers, a hospital, leisure facilities and fine dining restaurants. Millbrook Barn is well positioned for those seeking both seclusion and accessibility. Communication links to the area are excellent, with the A361 providing dual carriageway links to Barnstaple and the north coast. The property is also in close proximity to the M5 Motorway (J28) and the A373 to Honiton and beyond. This provides easy access to Tiverton Parkway mainline train station and onwards to Exeter Airport with flights to UK and international destinations.

## OUTSIDE

The property is approached via its own private driveway leading to a large gravelled parking and turning area and features a lovely garden thoughtfully designed to enhance its picturesque setting. A serene stream meanders through the garden with two charming footbridges. There is a spacious patio area strategically placed to capitalise on the surrounding views. Additionally, there is active planning permission to erect a double garage beside the gravelled drive. In all 0.60 acres (0.24 hectares).

## EDUCATION

Local nursery at Butterleigh Pre-school (1 mile away). For primary education, Cullompton Community Primary School and Uffculme Primary School are both within 4 miles. Secondary education includes Uffculme School, Tiverton High School and Cullompton Community College. Independent schools in the area include Wellington School, Blundells at Tiverton (local fees may apply as within the 10 mile radius) and Exeter School.

## SERVICES

Mains electric, private drainage and water supply. The ground floor benefits from an underfloor heating system. The kitchen sink benefits from an instant boiling tap. Broadband: Standard broadband available. Mobile coverage: Likely indoors and limited outdoors. Source: Ofcom.org

## DESIGNATIONS

The property is designated as a Grade II listed building and is situated within a Nitrate Vulnerable Zone (NVZ).

## LOCAL AUTHORITY

Mid Devon District Council. Tiverton EX16 6PP 01884 255255  
Council Tax Band: F

## TENURE

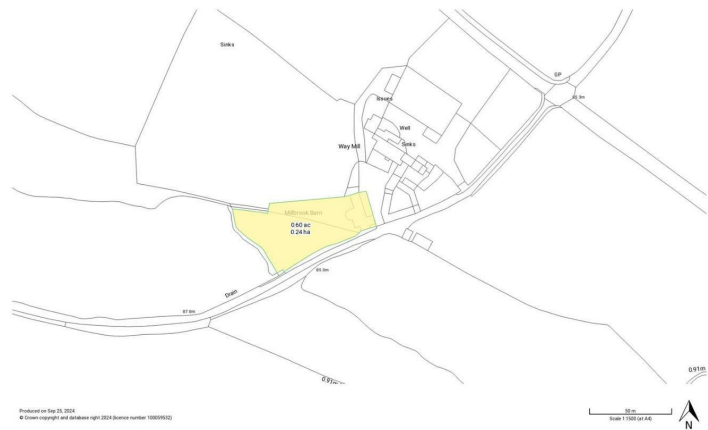
Freehold with vacant possession upon completion.

## DIRECTIONS

What3words: ///notch.cattle.heartburn

## VIEWING

Strictly by prior appointment with sole agents Symonds & Sampson LLP. Further information, if required, is available from Paul Heard or Salome Shaddick on 01884 218911.



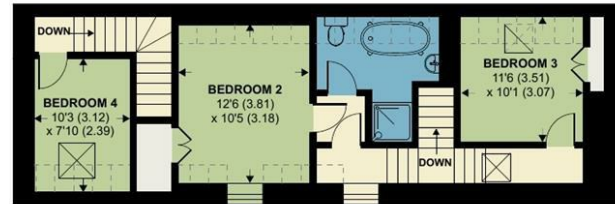
## East Butterleigh, Cullompton

Approximate Area = 2199 sq ft / 204.2 sq m

Limited Use Area(s) = 87 sq ft / 8.1 sq m

Total = 2286 sq ft / 212.3 sq m

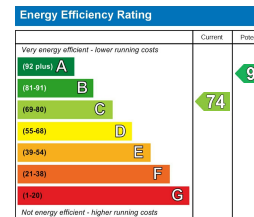
For identification only - Not to scale



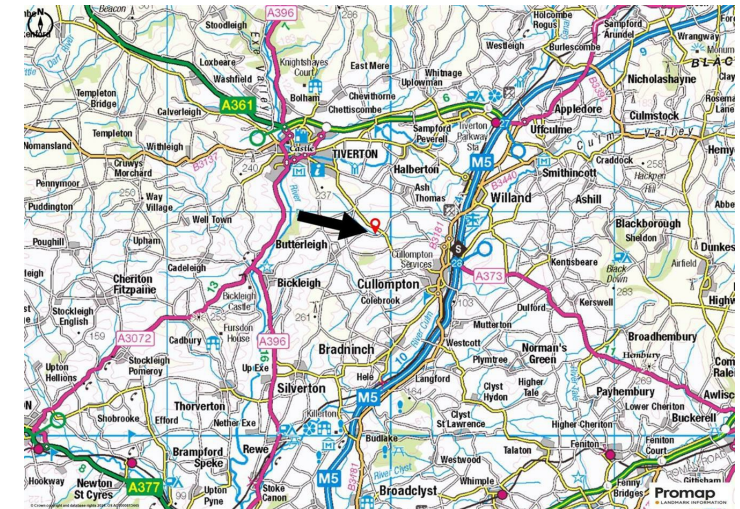
FIRST FLOOR

GROUND FLOOR

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Symonds & Sampson. REF: 1183009



Tiv/SS/Sept 24



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