



Yene Park Barn

Yene Park Barn, Burrington, Umberleigh, Devon, EX37 9LJ



Burrington 1.5 miles Chulmleigh 4 miles
South Molton 12.5 miles Barnstaple 12.5 miles

In a fine rural setting, a spacious barn conversion with extensive equestrian facilities, pasture and woodland.

- Peaceful Rural Location
- No Immediate Neighbours
- 4 Bedrooms (2 En-Suite)
- Open Plan Kitchen/Living Room
- Enclosed Gardens
- Extensive Stabling
- Large All Weather Arena
- Pasture and Woodland (Total 8 Acres)
- Council Tax Band D
- Freehold

Guide Price £795,000



Situation

Yene Park Barn is set amongst beautiful, unspoilt countryside on the western side of the highly attractive Taw Valley. The property is about a mile and a half from the village of Burrington which has a parish Church and a village shop. The small town of Chulmleigh is about four miles and offers a further range of amenities including a range of shops, medical centre and schooling to secondary level. The larger market town of South Molton and the regional centre of Barnstaple are 13 miles respectively with the Cathedral City of Exeter about 26 miles to the south east. There are numerous footpaths and bridleways within easy reach of the property, further enhancing the appeal to equestrian buyers.

Description

Yene Park Barn is centred on an imposing, traditional barn that was converted around 20 years ago to form a spacious country home in a peaceful rural setting. The barn stands at the end of a good holding of pasture and woodland and the current owners have also added a range of equestrian facilities to include extensive stabling and ancillary buildings as well as a large all-weather arena.

Accommodation

The front door leads into the HALL with stairs to the first floor. There are TWO/THREE BEDROOMS on the ground floor with the largest (currently used as a sitting room) having an impressive fireplace and chimney breast with slate hearth and an EN-SUITE SHOWER ROOM and separate WC. The family BATHROOM completes the ground floor.

On the FIRST FLOOR the main room is a large, open plan KITCHEN/LIVING ROOM with a vaulted ceiling. The living area has a fireplace with a slate hearth at the far end and there is also plenty of room for a dining table. The kitchen area is fitted with a range of matching wall and base units with worktops over, sink unit with mixer tap, range cooker with gas hob and integrated dishwasher and fridge freezer. Also on the first floor is the MAIN BEDROOM which also has a fireplace and an EN-SUITE SHOWER ROOM.

Outside

A very wide entrance splay leads off the country lane that passes the property to a large parking and turning area where there is also a double CARPORT. There is an enclosed, mainly gravelled GARDEN next to the barn and a further, enclosed area of lawned garden with a pergola and a useful outbuilding used for storage/office space.

The Equestrian Facilities

Accessed from the parking area through a five bar gate is the stable yard. There is a good range of timber-framed STABLES and ANCILLARY BUILDINGS currently providing 9 LOOSE BOXES mainly set around a concrete yard. There is also a HORSE-WALKER and plenty of room for parking a horse lorry/horsebox.. In addition there is a DUTCH BARN and a large SAND SCHOOL (approx. 48' x 24').

The Land

The land runs away to the north-east and is mainly down to pasture land with an area of mature deciduous woodland at the lower end. In total the property extends to about 8.10 ACRES.

Services

Mains electricity, private water and private drainage system (Septic tank and soakaway). Mobile coverage from EE. Standard broadband available.

Viewing

Strictly by confirmed prior appointment please through the sole selling agents, Stags on 01769 572263.

Directions

From the A377 at Colleton Mills take the turn signposted to Burrington. Continue on this road for two miles and just before entering Burrington turn left at Balls Corner. Stay on this lane to the bottom of the hill and at the 'T' junction (Whitecleave Cross) turn right and after a few yards bear right at Callards Cross towards Pavington. Continue up the hill for half a mile and the property will be found on the right.

What3words Ref: loved.listening.trouser



Approximate Area = 1777 sq ft / 165.1 sq m (excludes void & carport)

Barn = 1699 sq ft / 157.8 sq m

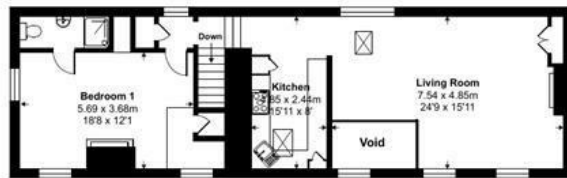
Store = 489 sq ft / 45.4 sq m

Stable = 1003 sq ft / 93.2 sq m

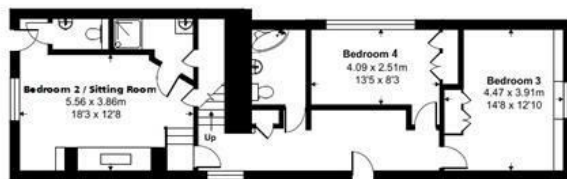
Store Room = 132 sq ft / 12.2 sq m

Total = 5100 sq ft / 473.7 sq m

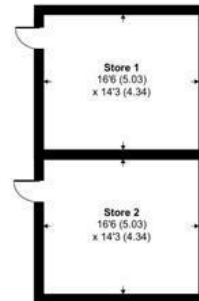
For identification only - Not to scale



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntrchem 2023. Produced for Stags. REF: 986236

These particulars are a guide only and should not be relied upon for any purpose.

29 The Square, South Molton, EX36 3AQ



Energy Efficiency Rating		Current	Potential
Net energy efficient - lower running costs			97
99-100	A		
91-98	B		
83-90	C		
75-82	D		
67-74	E		
59-66	F	17	
51-58	G		
Net energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			

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