

Guide Price £600,000



The Threshing Barn Hearn Farm, Dulford, Cullompton, Devon, EX15

- Beautifully presented, spacious accommodation
- Classic architectural features enhancing the character
- 4 double bedrooms, one downstairs
- Large home office/Bedroom 4
- Extensive, open plan living/dining room
- Farmhouse style, oak kitchen with dining space
- Utility room and downstairs cloakroom
- Approximately 0.4 acres of lawn garden
- Double fronted carport and workshop
- Extensive parking for up to eight cars

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500



The Threshing Barn Hearn Farm, Cullompton EX15

Watch the Seddons Video Tour

A charming, semi-detached barn conversion lying in a secluded and picturesque rural setting with a large garden and enviable views of the Blackdown Hills and as far as Dartmoor. Convenient access to the motorway, Exeter, Honiton and Tiverton Parkway Station (London Paddington in 2 hours).



Council Tax Band: F



The Threshing Barn was originally one of the barns belonging to the neighbouring Hearn Farm and is believed to date back to around 1850, when it was traditionally built of cob and stone and most likely thatched at the time. The conversion and extension to a residence took place in 2005 and was completed by a local developer renowned for remodelling and appointing historic properties in a sympathetic style and enhancing their charm by retaining and adding architectural features of their era, notably original oak beams and woodwork. This barn is a perfect example and now provides spacious and versatile accommodation with a lovely, homely atmosphere and is beautifully presented by our client for very comfortable and practical country living.

Entry to the property leads into the magnificent, open-plan living room with oak ceiling beams and slate flooring with underfloor heating, which further extends throughout the ground floor. The sitting area of the room has a large wood burner as a focal point and attractive lighting and is perfect for the winter evenings and there is a second sitting area, enjoying the light streaming through the double French doors that open onto the rear garden, with a sunny, south westerly aspect. From here, a gothic arch leads to a small room to the side with a downstairs shower room beyond, ideal for the gardener or those using the downstairs bedroom. A brick and oak screen divides the dining area of the living room with space for a large dining table and chairs, close to the kitchen, and with stairs leading to the first floor.

The kitchen is bright and generous in size, featuring a vaulted ceiling with painted, exposed beams and the window overlooking the garden, and has been designed in a classic farmhouse style. Traditional oak units provide plenty of useful storage and shelving with extensive granite work surface and a Belfast sink unit. Integrated appliances include an impressive Britannia cooking range, with two ovens and a seven-ring gas hob with extractor over, a microwave oven, dishwasher and a fridge/freezer. The adjoining utility room is fitted in a similar oak style, with space for laundry appliances, cupboard storage and useful open shelving, and houses the oil fired boiler for the central heating - underfloor downstairs and with radiators upstairs. Above the utility room, there is a useful mezzanine storage area, accessed via a ladder.

Beside the kitchen there is a generous room, currently used as a home office but this could readily be used as a fourth bedroom, perhaps for an older child, extended family or guests, or a playroom.

Upstairs, there is an impressive galleried landing with a vaulted ceiling with original oak timbers and a 'Velux' window giving plenty of light and an attractive leaded window giving more light to Bedroom 2. From the landing there is a large airing cupboard and the family bathroom This is fitted in a classic Victorian style with a white suite of a panelled bath with shower over and glazed screen, WC, and the sink set in an oak washstand with tiled splashback.

The bedrooms are generous double rooms with built in wardrobes, vaulted ceilings with oak timbers and roof lights giving a cosy atmosphere, as well as the windows to the front of the house affording fine views over the gardens and rolling countryside beyond. The principal bedroom has an en suite shower room, fitted with a large, tiled shower cubicle.

Outside, The Threshing Barn is initially accessed via the shared lane to Hearn Farm and then a spur off to its private drive leading to an open parking area for many cars and a double, open fronted garage providing plenty of storage space, with a workshop to one side. Lawn of approximately 0.4 acres surrounds the three sides of the property with the gardens close to the house planted with pretty flower, shrub and tree borders and there is a productive vegetable patch near the boundary of the garden, near the entrance to the property. Adjoining the living room French doors and also accessed from the kitchen and utility room, a paved patio provides a secluded and private sitting area with a sunny, south westerly aspect, ideal for barbecues and al fresco dining under the pergola frame, fitted with downlighting and suitable for climbing plants. The walled garden around the patio is enclosed with a fence and gate leading to the majority of the lawn.

The main lawn area is perfect for ball games and children to let off steam, or it could be further landscaped and planted by the green fingered, or simply mowed by those who'd like a lawn tractor, if preferred!

To conclude, this superb home offers a great deal for many with its delightful accommodation, enviable rural position and convenient location within easy reach of local village amenities, the motorway and mainline rail links.

Services: Mains electricity and water. Shared drainage treatment plant with Hearn Farm. Bottled Calor gas for the gas hob and gas fired 'wood burner'.

Council Tax: Band F

Local Authority: East Devon District Council

Tenure: Freehold

Agent's notes:

The property is fitted with wood framed double glazing.

The shared treatment plant lies in the grounds of Hearn Farm and the maintenance and electricity is shared between the two properties.

The Threshing Barn lies less than a mile from Dulford, a small hamlet lying on the A373 between Cullompton and Honiton, both of which have a full range of amenities including supermarkets, education and recreation provision.

Junction 28 of the M5 at Cullompton, is 4 miles away and leads south to Exeter and all points



Directions

Viewings

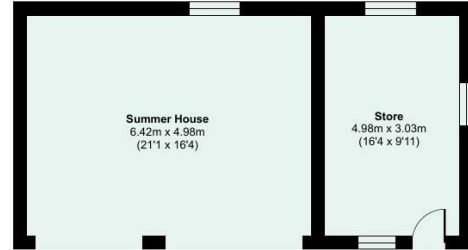
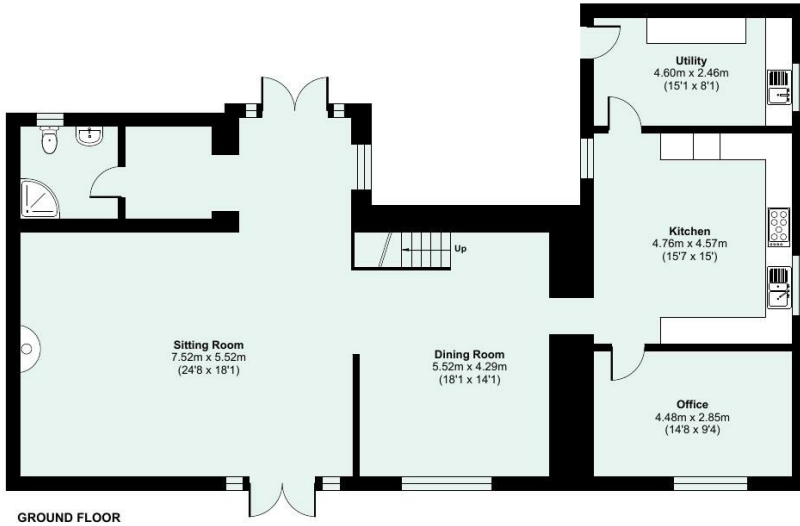
Viewings by arrangement only. Call 01884 32100 to make an appointment.

EPC Rating:

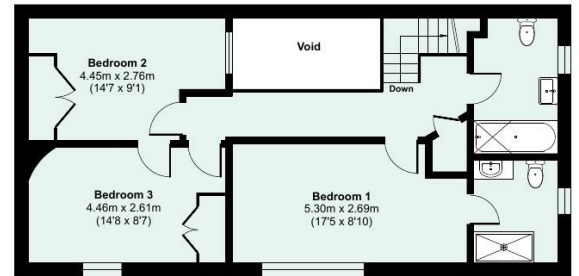
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Approximate Area = 2137 sq ft / 198.5 sq m (excludes void)
Outbuildings = 507 sq ft / 47.1 sq m
Total = 2644 sq ft / 245.6 sq m
For identification only - Not to scale



OUTBUILDING 1 / 2



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Seddon Estate Agents LLP. REF: 1468083



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