



Barnfel, Barnfield, Crediton, EX17 3JA

Guide Price **£450,000**

Barnfel

Barnfield, Crediton

- Exceptional detached home with flexible accommodation
- Wonderful elevated views across Crediton and surrounding countryside
- Beautiful blend of 1930s craftsmanship and modern improvements
- 4 double bedrooms with option to live primarily on one floor
- Stunning principal suite with balcony and en-suite
- Large kitchen/dining/family room with bi-fold doors
- Generous gardens extending to approximately one third of an acre
- Raised entertaining terrace
- Off-road parking behind gates with separate garage
- 5 minute walk to the High Street via nearby steps

Barnfel is one of those rare homes that simply cannot be judged from the roadside.

Built nearly 100 years ago by the highly respected local builders Dart & Francis, it combines the quality and craftsmanship of a bygone era with thoughtful modern additions and improvements carried out by the current owners. From the outside, it gives little away, but once inside it reveals itself to be an incredibly versatile and surprisingly spacious home that will appeal to a wide range of buyers.





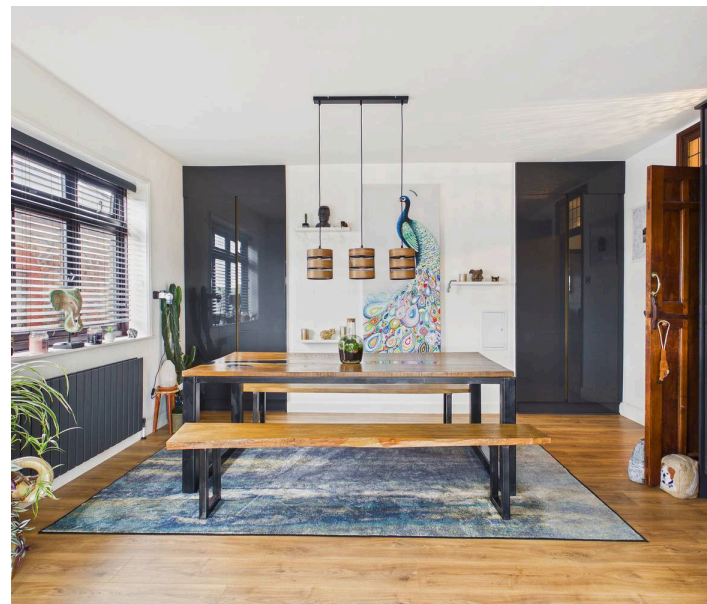
Its elevated position on the edge of the town brings some wonderful views across Crediton and beyond towards Raddon Hill and, on a clear day, even the Sidmouth Gap in the distance. Despite the peaceful setting, the town centre is remarkably accessible, with nearby steps providing a shortcut to the High Street, putting shops, cafés and amenities within around a five-minute walk.

Throughout the house, many original features remain, showcasing the quality of the original build. Handcrafted joinery, stained glass and traditional detailing sit comfortably alongside more recent improvements, creating a home with real personality and warmth.

One of Barnfel's greatest strengths is its flexibility. Depending on individual needs, it can function equally well as a bungalow or as a traditional house, offering either three or four bedrooms and a variety of ways to use the space. Bedrooms can easily become offices, hobby rooms, chill-out spaces or even a home bar complete with its own beer garden. The choice really is yours.

At the front of the house, the living room is cosy and welcoming, a lovely room for quieter evenings. However, the true heart of the home is undoubtedly the large kitchen/dining/family room to the rear. Designed for year-round entertaining, it features a woodburner for winter evenings and bi-folding doors which open seamlessly onto the raised terrace during the warmer months. It's a room where family and friends naturally gather.

Upstairs, the principal suite occupies the entire first floor and feels like a retreat in itself. The spacious bedroom is complemented by a luxurious en-suite and a private balcony, where the far-reaching views can truly be appreciated with a morning coffee or evening drink.



Outside, the entertaining theme continues. A substantial raised terrace extends directly from the kitchen, creating a wonderful social space. Beyond, the gardens are laid mainly to lawn with established borders and mature planting, whilst extending beyond the hedge line to a more natural area, ideal for wildlife, children exploring or for those wishing to create an orchard, vegetable garden or simply leave as a haven for nature. In all, the plot extends to approximately one third of an acre.

To the front, gated off-road parking provides security and convenience and garaging for further parking or ample storage, whilst unrestricted on-road parking is freely available immediately outside.

Barnfel is a house of surprises. Full of character, rich in quality and offering exceptional flexibility inside and out, it is a home that reveals more and more the longer you spend there. For those seeking space, views and individuality within walking distance of the town centre, it represents a rare opportunity.

Please see the floorplan for room sizes.

Current Council Tax: Band E - Mid Devon

Utilities: Mains electric, gas, water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

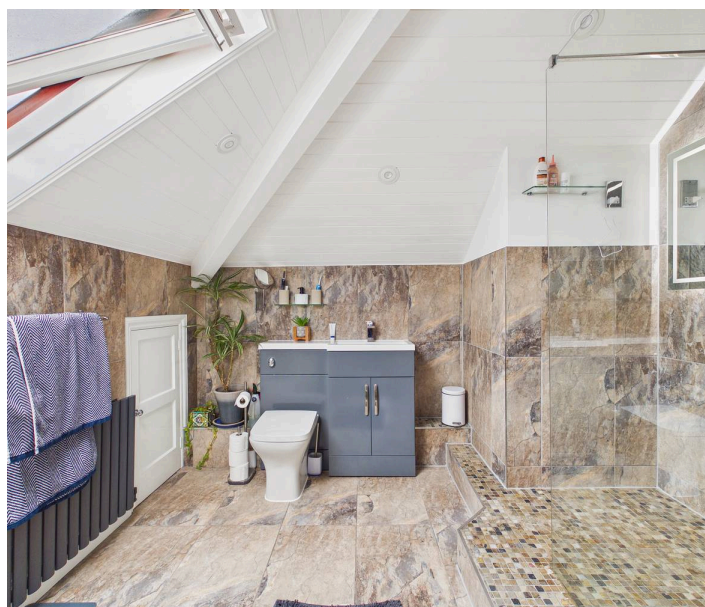
Heating: Mains gas central heating and two wood burners

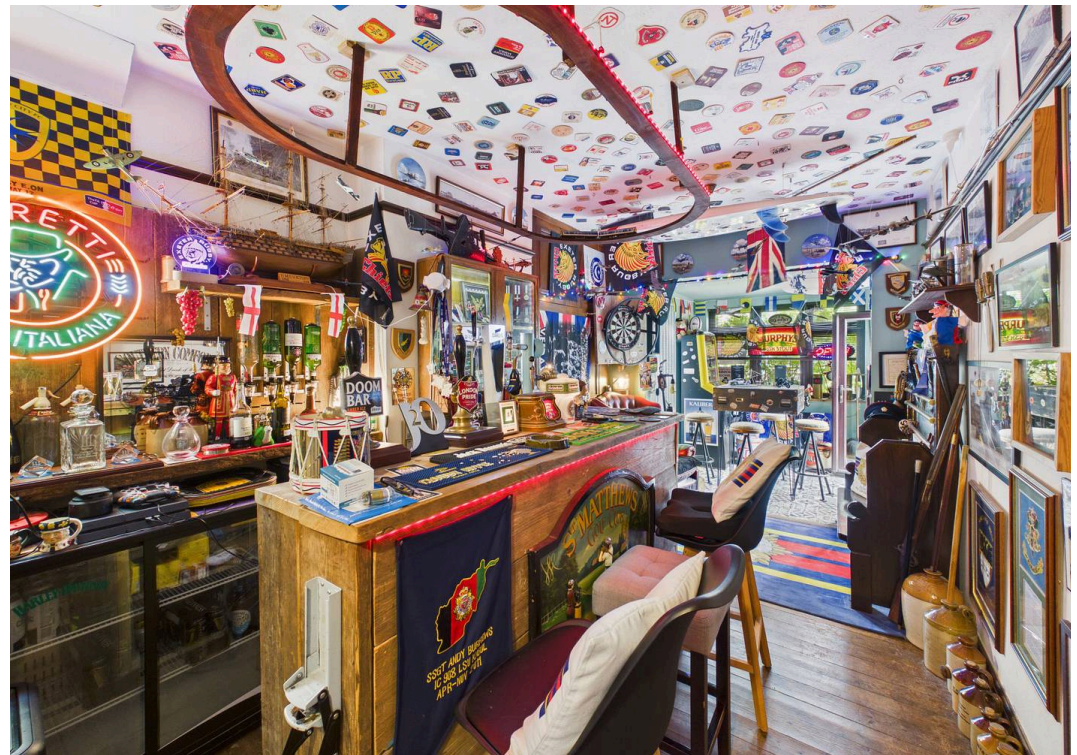
Construction:

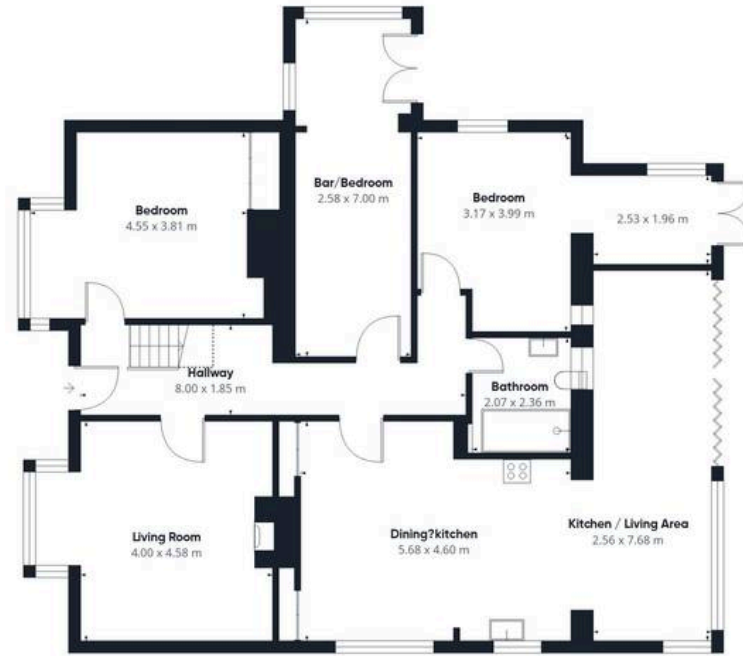
Listed: No

Conservation Area: No

Tenure: Freehold







Floor 0



Floor 1



Approximate total area⁽¹⁾

175.1 m²

Reduced headroom

1.4 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Buyers' Compliance Fee Notice: Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

Agents' Notes:

Boundaries, Access & Parking:

Boundary positions, access rights and parking arrangements have been provided by the seller, and any land plans shown are for identification purposes only. We have not seen the title deeds or other legal documents, and buyers should confirm exact details and ownership responsibilities with their conveyancer.

Broadband & Mobile Coverage:

Broadband speeds and mobile signal vary by provider and location, and service availability can change over time. Buyers can check current availability and predicted speeds at www.ofcom.org.uk or via the Ofcom coverage checker.

Digital Photo Enhancement/Virtual Staging:

Some images in this brochure may have been digitally enhanced or virtually staged, for example by adding lighting effects, blue skies, twilight ambience, furniture or décor, to help illustrate how the property could look. These images are only illustrative and do not show the current fixtures, fittings or condition. Always rely on your viewing for an accurate understanding of the property.



DIRECTIONS : Use EX17 3JA or the what3words is [///leopard.totally.decking](https://www.what3words.com/leopard.totally.decking)

Drive up Barnfield Hill and the property will be found on the right just after the entrance to Brays Close.



Helmores

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.