



Corry Barn

Fordhayes Farm, Kilmington, Axminster, Devon

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Fordhayes Farm

Kilmington

Axminster

Devon EX13 7DP

A beautiful four bedroom, semi detached, barn conversion set in a private location on the edge of the popular village of Kilmington. Established gardens and stunning rural views over the Yarty Valley and towards the Blackdown Hills.



- Extensive barn conversion
- Traditional courtyard setting
- Four good sized bedrooms
- Large kitchen/family room
- Separate study/ 5th bedroom
 - Character features
- Double garage & ample parking
 - Pretty gardens

Guide Price **£625,000**

Freehold

Axminster Sales
01297 33122

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THE PROPERTY

Corry Barn forms part of an attractive barn complex once belonging to Fordhayes Farm before the site and outbuildings were converted into residential accommodation during the early 1990's. The property features an attractive mellow stone façade with traditional slate tiled roof which blends well with the established gardens and double garage. The property has been much improved by the current owners where they have created a stunning kitchen/family room as well as adding an additional bedroom to the first floor. This has increased the overall accommodation of Corry Barn to in the region 1929 sq ft of living space. The layout is family friendly and offers plenty of natural light along with maximising the views across the Corry Brook. The conservatory provides a pleasant addition and arguably the best vantage point to take in your surroundings.

ACCOMMODATION

On entering the property you are greeted by a lovely reception space, enjoying plenty of natural light, original beamed ceiling and a cosy seating area to relax. Engineered oak flooring leads through to the recently created kitchen/family room. Being the main hub of the home, this impressive space enjoys a dual aspect with dedicated areas for cooking, dining and relaxing. The kitchen features an excellent range of units, along with a central island, integrated appliances and free standing Stoves cooker. There is ample space for a dining table and fireplace housing a recently installed wood burning stove. The timber framed conservatory sits beyond the kitchen and provides an additional reception. To the rear of Corry Barn is the sellers study and a separate utility with cloakroom. On

the first floor are four well balanced bedrooms and family bathroom. The master suite features a luxury en suite shower room and fitted wardrobes.

OUTSIDE

To the front of Corry Barn is a low walled stone garden with gravelled pathway leading from the parking area, through the garden to the main entrance. A private driveway, accessed via a five bar gate leads around the western elevation to a large gravelled parking area and double garage. Beautiful, landscaped gardens, set over three tiers, lead down to the open countryside. The gardens are well stocked with a wide variety of established shrubs and several seating areas. The rear garden is enclosed by traditional low stone walling. Outside water supply and lighting.

SITUATION

Corry Barn is located within the ever-popular East Devon village of Kilmington with easy access to the A35. The village provides an excellent range of local facilities including a primary school, two churches, village hall, cricket pitch and play park, including tennis courts. There is a petrol station with convenience store, an excellent farm shop and two public houses. Further information on the village including many of the social events can be found on the website: www.kilmingtonvillage.com. Axminster (2 miles) is a market town on the eastern fringes of Devon, close to the border with Dorset. It offers a selection of independent and national retailers including a supermarket, as well as schools, churches and a main line railway station on the Exeter to Waterloo line. Trinity Square plays host every Thursday to a well supported produce market. The beautiful

Axe Valley reaches the sea at Seaton (6 miles) and the famed resort of Lyme Regis is a similar distance. Exeter (M5) 24 miles, Taunton 20 miles. The renowned Colyton Grammar School is located just under 5 miles away.

DIRECTIONS

What3Words
///interest.lanes.nutty

SERVICES

Mains electric and water. Private drainage.
Broadband : Superfast broadband available
Mobile Network Coverage : There is mobile coverage in the area, please refer to Ofcom's website for more details.
Source - Ofcom.org.uk

LOCAL AUTHORITY

East Devon Council
Tel : 01404 515616
Council Tax Band: E

MATERIAL INFORMATION

- 1.) The area around the property is at low risk from flooding from rivers and seas, and medium risk from surface water.
- 2.) From the road side Corry Barn has a right of access down the driveway to the courtyard setting.
- 3.) The owners are responsible to contribute to the upkeep of the gravelled courtyard.



Energy Efficiency Rating	
Band	Score
A	92-100
B	81-91
C	69-80
D	55-68
E	39-54
F	13-38
G	1-12

For energy efficient - higher ratings are better

England & Wales

Fordhayes Court, Kilmington, Axminster

Approximate Area = 1929 sq ft / 179.2 sq m
 Outbuilding = 391 sq ft / 36.3 sq m
 Total = 2320 sq ft / 215.5 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nlicom 2026. Produced for Symonds & Sampson. REF: 1454023



Axm/RS/6.5.26



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