



Stone Barn, Black Dog, EX17 4QX

Guide Price £895,000

Stone Barn

Black Dog, Crediton

- Spacious high quality barn conversion
- Land of just under 8 acres
- Rural and peaceful location
- 4 Double bedrooms ensuite to the master
- Open plan kitchen/diner with Aga
- Spacious lounge with woodburning stove
- Stable block/outbuilding
- Level pasture split into two paddocks
- No onward chain!

Surrounded by open countryside and set within just under 8 acres of level pasture, this impressive home offers generous living space, excellent equestrian or smallholding potential and a range of versatile outbuildings. Thoughtfully designed and well maintained throughout, it combines the feel of a traditional country house with the practicality needed for modern family life.

The heart of the home is the spacious farmhouse kitchen and dining room, where a central island creates a natural gathering point. Wooden shaker-style units are paired with granite-effect worktops, while the oil-fired black Aga sits alongside a Neff eye-level oven and microwave, a four-ring ceramic hob, integrated dishwasher and fridge. There are patio doors out to the front patio and marble flooring runs through the kitchen, dining area and hallway, adding to the sense of quality and space.

The lounge is warm and welcoming, with engineered oak flooring, original heavy beams and a wood-burning stove set within a feature fireplace. It's a room made for relaxing, with plenty of space for family life or entertaining.





A practical utility room provides additional storage, shaker-style units, a sink, space for a washing machine, tumble dryer and large fridge-freezer, along with access to the side. A downstairs WC completes the ground floor. Underfloor heating runs throughout this level, while radiators serve the first floor.

Upstairs, a spacious landing includes an airing cupboard and useful storage. The large principal bedroom is particularly impressive, enjoying three windows that frame views across the surrounding countryside and ensure the room is filled with natural light, there is a spacious ensuite bathroom with large shower enclosure. Three further double bedrooms provide flexible accommodation, served by a stylish family bathroom with a roll-top bath, large shower enclosure and distinctive feature basin.

Outside, the property continues to impress. A substantial L-shaped timber outbuilding includes open garaging, an enclosed garage, greenhouse and a hobby room or garden office complete with its own WC and wash basin, making it an ideal workspace or studio. Originally built as a stable block, this building has scope to return for that use, or use as it's been converted.

The land extends to just under 8 acres, divided into two level paddocks that are well suited to horses, livestock or simply enjoying the space and countryside setting. The fields enjoy excellent natural light throughout the day and offer plenty of opportunities for those looking to embrace a rural lifestyle.

The driveway is owned as part of the property title and serves two neighbouring homes, with shared maintenance arrangements in place. The property also benefits from timber double-glazed windows, mains water, a private septic tank and oil-fired central heating with underfloor heating to the ground floor.



This is a rare opportunity to enjoy a well-equipped country home with substantial land, versatile outbuildings and the space to adapt to a wide range of lifestyles, whether you're keeping horses, running a smallholding or simply looking for room to breathe.

Please see the floorplan for room sizes.

Current Council Tax: Band F - Mid Devon 2026/27 - £3729.88

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Standard 3Mbps
(Airband or Starlink would provide much faster speeds.
Current owner uses Airband running at 40 Mbps)

Drainage: Private

Heating: Oil fired central heating & woodburning stove

Construction: Stone

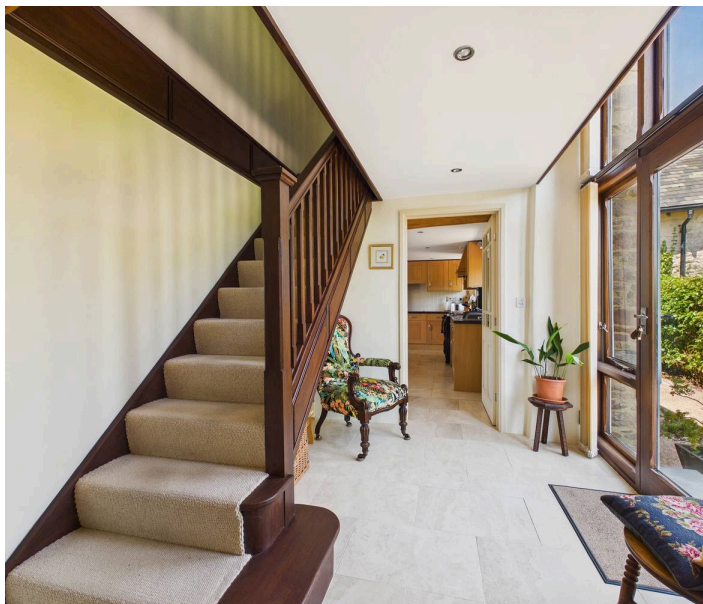
Listed: No

Conservation Area: No

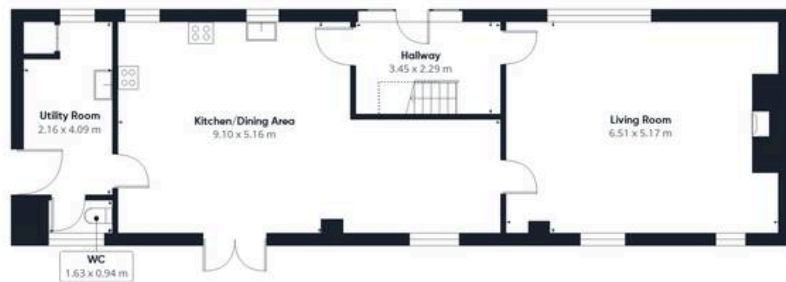
Tenure: Freehold

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.

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.



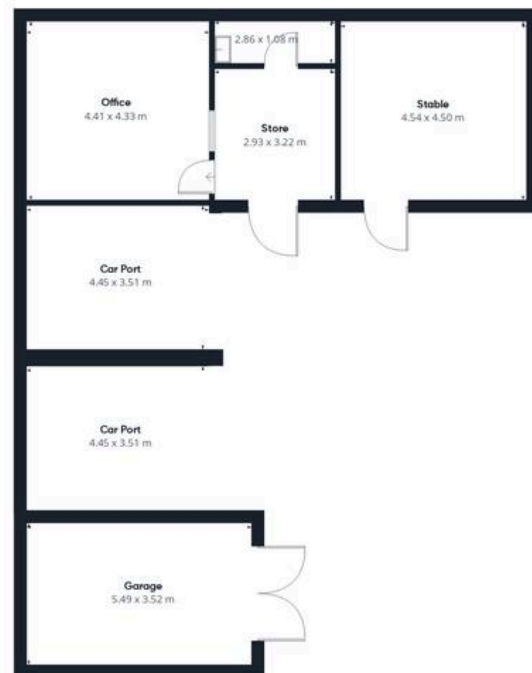




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

266.2 m²

Reduced headroom

1.1 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.

GIRAFFE360



Some images in this brochure may have been digitally enhanced or virtually staged, for example by adding lighting effects, 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.

We're informed by the seller that the property has a private drainage system, which they advise is in working order. Buyers should satisfy themselves regarding its type, condition and regulatory compliance with their conveyancer.

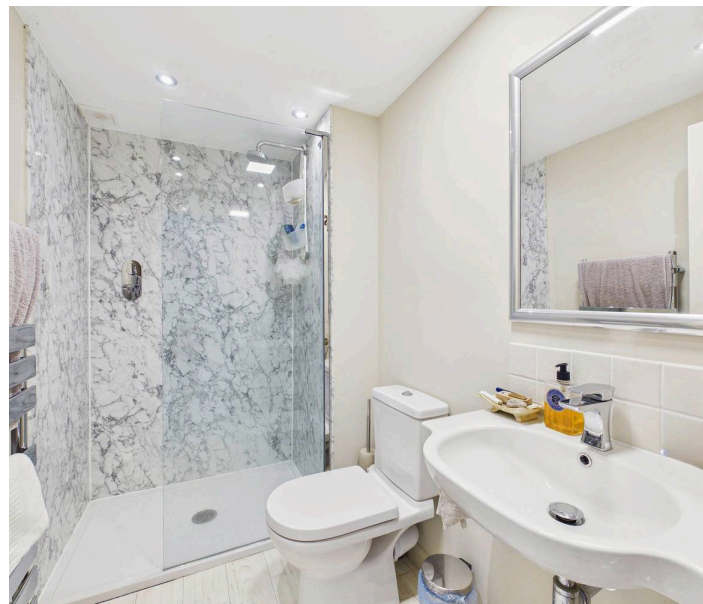
BLACK DOG is a pretty little village sitting astride one of the highest ridges of land between Dartmoor and Exmoor with panoramic views across the countryside. The village is perfect for those seeking a quiet, rural idyll. Three miles away is Morchard Bishop where there's a lovely village shop as well as a doctors and a primary school. Approximately nine miles away is the market town of Crediton or ten miles to Tiverton both with a good selection of independent shops, restaurants and larger supermarkets.

DIRECTIONS

From the A377 at Morchard Road, take the road to Morchard Bishop, after the London Inn take a right turn towards Black Dog. At the crossroads in Black Dog, go straight across towards Puddington. At Littleborough Cross, take a right turn and the lane is the next on the left marked with a Helmores board.

For Sat Nav: EX17 4QX

What3Words: [///scrap.allergy.clapper](https://www.what3words.com/#!/scrap.allergy.clapper)





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.