



Kercombe Barn



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Gittisham, Honiton, EX14 3AA

What3Words Location - [///wire.outwards.reporter](https://www.what3words.com////wire.outwards.reporter)

Three Bedroom single storey barn conversion with fantastic views.

- Far reaching views
- Garden
- Sitting room with fireplace
- Parking
- Freehold
- Rural position
- Three bedrooms
- Garage and workshop area
- Backing onto woods
- Council tax band B

Offers In Excess Of £300,000

The property occupies a delightful rural position just outside the East Devon National Landscape, set between the sought after village of Gittisham and the popular market town of Honiton. Gittisham offers a vibrant village hall, a historic parish church and the renowned Pig at Combe, while Honiton provides an excellent range of day to day amenities, schooling and transport links.

Converted in the 1970's and subsequently extended, the property is understood to be constructed of brick and block elevations beneath a concrete tiled roof. This most individual three bedroom barn conversion is arranged over a single storey with a split level layout, which has been much loved home for 50 years. Accommodation includes a kitchen breakfast room, a sitting room with fireplace, three bedrooms including one with en suite shower room, a utility or boot room and a family shower room.

The property is approached along a track running through woodland owned by the Combe Estate, leading to a parking and turning area. The gardens are predominantly laid to lawn with paths to the front and rear. To the rear are far reaching views across adjoining open farmland.

SERVICES Mains electricity. Private water supply shared with a neighbour. Private drainage system, not tested. Wireless broadband currently in use with speeds of approximately 30Mbps. Starlink or mobile broadband recommended. Mobile signal reported to be good outdoors on EE, Three, Vodafone and O2 (Ofcom).





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Approximate Area = 1022 sq ft / 94.9 sq m
 Garage = 273 sq ft / 25.3 sq m
 Total = 1296 sq ft / 120.2 sq m
 For identification only - Not to scale

Ground Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrdhcom 2026. Produced for Stags. REF: 1442668



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	30	30
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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