



Blackberries



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Payhembury, Honiton, EX14 3HJ

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High quality barn conversion with over 3,000 sqft of traditional barns

- Oak-frame and brick barn conversion
- Open plan kitchen/living room
- Large workshop, garage and utility
- Tucked away garden
- Freehold
- 3 bedrooms (1 en suite)
- Wood burner & stove
- Two-storey cob barn
- In all about 0.36 acres
- Council tax band C

£700,000

Set in a quiet rural position within the King's School catchment, the barn forms one of three individual conversions within a former farmyard. There are established rights of way across the courtyard for the benefit of neighbouring properties, which also provide access to nearby footpaths and the surrounding countryside.

Converted by the current owners over a number of years, the quality of craftsmanship is immediately apparent. The heart of the home is the impressive main living space, featuring a striking oak frame, chestnut worktops and solid oak flooring. Measuring approximately 49 feet in length, this wonderful room provides a generous and flexible living area within this single storey home. There are three well proportioned bedrooms, the principal bedroom benefiting from an en suite shower room, together with a family bathroom.

The courtyard offers ample parking and the former cart house and stables now provide a garage and large workshop. In addition, there is a two storey cob barn with evidence of a cruck frame, alongside an adjoining open fronted barn which leads through to a private south facing garden. Beyond this are a range of single storey barns, offering further potential subject to the necessary consents.

Services - Mains water and electric. Heated by a large wood burner and wood stove. Treatment plant private, shared outflow. Standard broadband via BT and Ultrafast via Voneus, or Starlink, mobile signal rated good outdoor with EE, O2, Three and Vodafone (Ofcom).





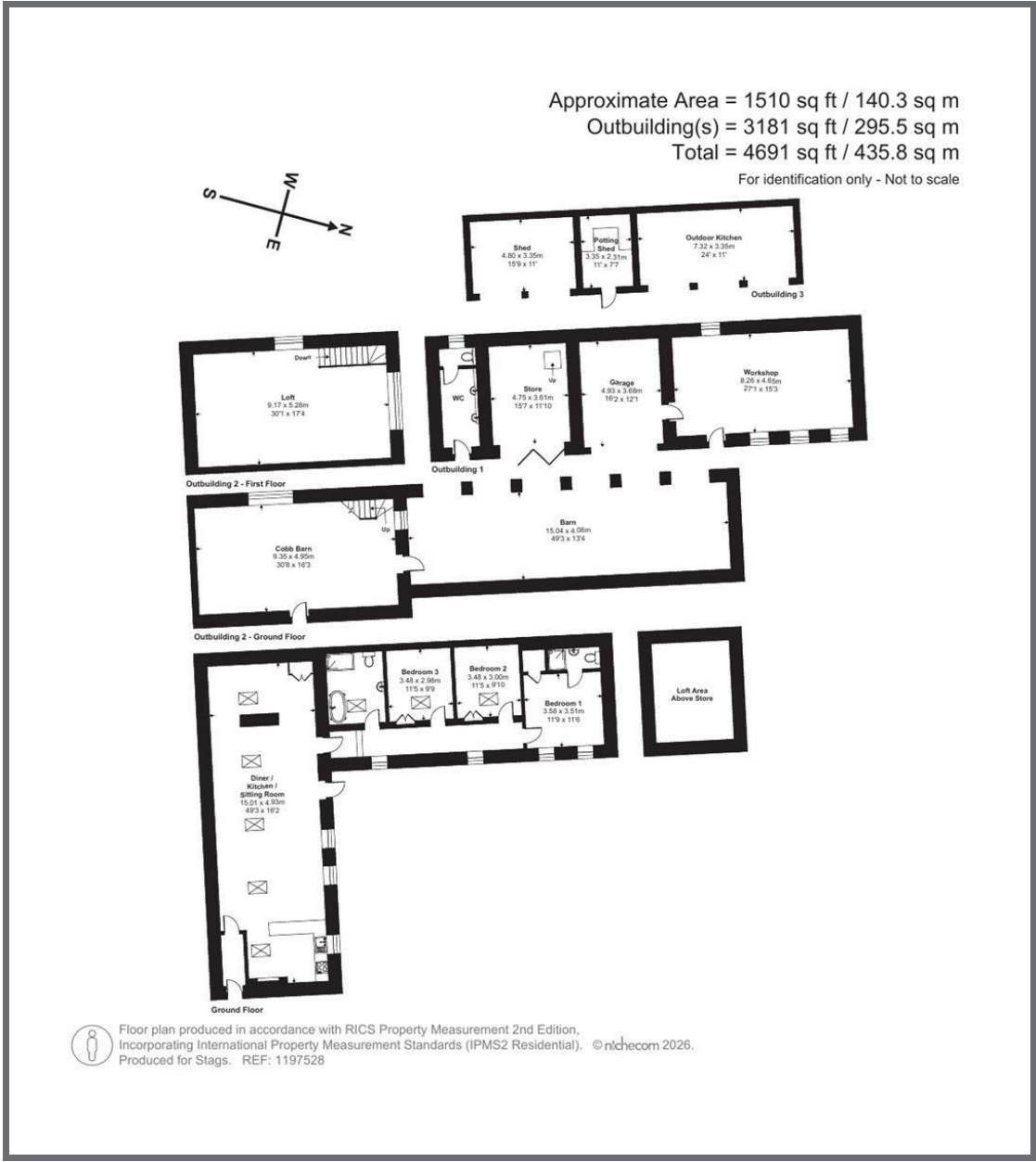
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(49-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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