



## The Barn, Chilton Gate, Cadeleigh, EX16 8RS

Guide Price £350,000

# The Barn Chilton Gate

Cadeleigh, Tiverton

- Detached barn conversion in sought after Mid Devon countryside
- Near Cadbury with excellent access to Exeter, Crediton and Tiverton
- Stylish kitchen, dining and family space with bifold doors
- Separate living room offering a cosy retreat
- Two double bedrooms and contemporary family bathroom
- High quality finish with bespoke kitchen and quartz worktops
- Air source heat pump with underfloor heating and radiators upstairs
- Double glazing and high levels of insulation throughout
- Landscaped garden with patio and lawn
- Off-road parking for two vehicles

Set in a lovely stretch of Mid Devon countryside near Cadeleigh, The Barn, Chilton Gate is a detached, newly converted home that combines character with a clean, modern feel, all within easy reach of Exeter, Crediton and Tiverton, with Thorverton close by for everyday amenities.

From the moment you step inside, the quality is clear. The conversion has been done properly, with a focus on both design and performance. There's high levels of insulation, double glazing and an air source heat pump providing underfloor heating on the ground floor and radiators upstairs, creating a home that's as comfortable as it is efficient.





The main living space sits to the rear, a light and sociable kitchen, dining and family room with bifold doors opening onto the garden. The kitchen itself has been carefully designed with bespoke units, quartz worktops and integrated appliances, giving it a sharp, well finished feel without losing warmth. There's also a separate living room, ideal for quieter evenings, along with a useful utility room and ground floor WC. Upstairs, there are two good double bedrooms along with a well finished family bathroom, all presented in keeping with the rest of the house.

Outside, the garden has been landscaped to create an easy to use space, with a paved seating area positioned just off the kitchen for outdoor dining and the remainder laid to lawn. There are some lovely views down through the Exe Valley, adding to the sense of setting. Parking for two vehicles is provided to the rear, with a path leading through the garden to the house.

Overall, this is a really well executed conversion, offering the feel of a new home with the character of a barn, all in a setting that balances countryside living with convenience.

Please see the floorplan for room sizes.

Current Council Tax: Band TBC - Mid Devon

Utilities: Mains electric, water, telephone & broadband

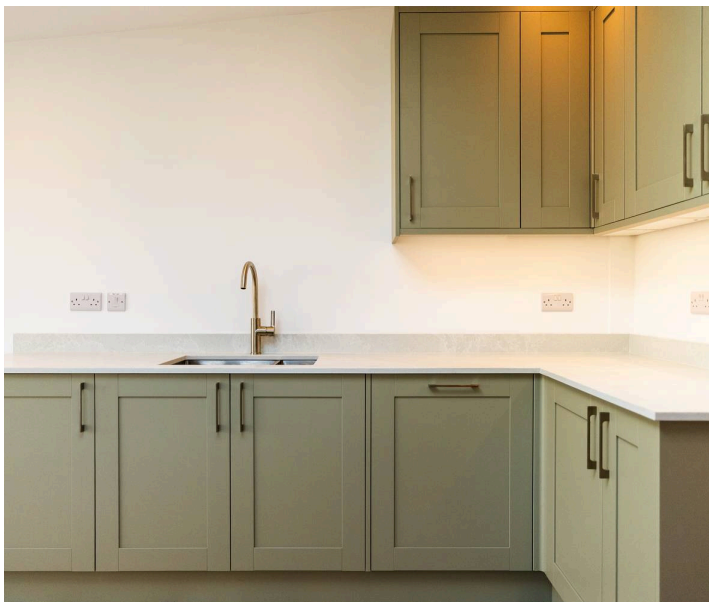
Broadband within this postcode: Superfast Enabled

Drainage: Private drainage (modern treatment plant on site)

Heating: Airsource heat pump

Construction: Standard

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.

**Agents' Notes.**

**Boundaries, Access & Parking:**

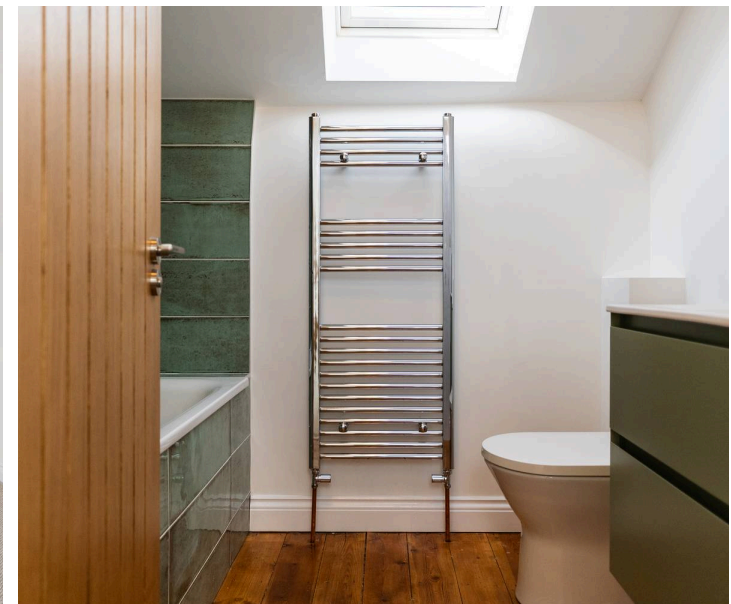
Boundary positions, access rights and parking arrangements have been provided by the seller, and any land plans shown are for identification purposes only. We have not seen the title deeds or other legal documents, and buyers should confirm exact details and ownership responsibilities with their conveyancer.

**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](http://www.ofcom.org.uk) or via the Ofcom coverage checker.

**Virtual Staging:**

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.



**Management Charge:**

This property is subject to a management charge, which contributes towards the maintenance and upkeep of communal areas, treatment plant and shared spaces. Such charges are common on modern housing developments and a share of the management company will be attributed to the owners of this property.

**Planning & Building Regulations:**

We're informed by the seller that the property complies with the planning and has building regulation sign off. There is currently no PCC or structural warranty as the barn wasn't rebuilt in any way so buyers should confirm this with a lender if necessary. Buyers should satisfy themselves regarding the necessary consents and compliance before purchase, and seek advice from their surveyor or conveyancer.

**Private Drainage:**

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

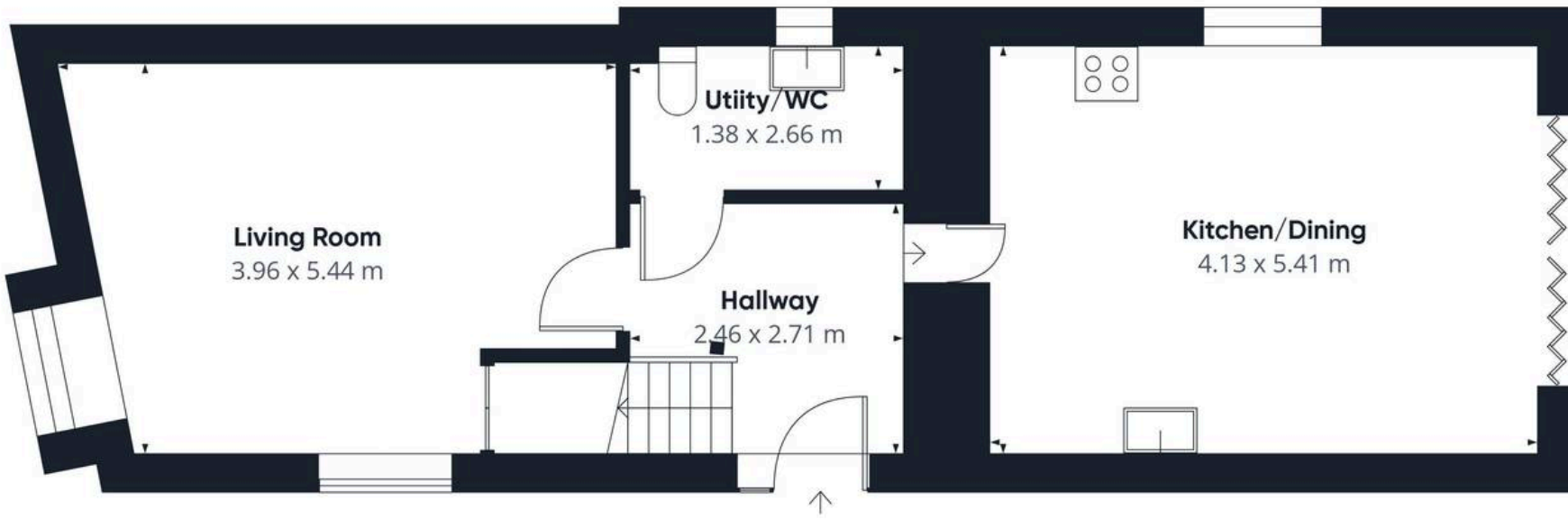
**Rights of Way:**

We're informed by the seller that the property benefits from and is subject to rights of way for access. Buyers are advised to confirm details and legal status with their conveyancer.

**DIRECTIONS :** For Sat-Nav use EX16 8RS and the what3words is [///promoted.locked.pave](#)

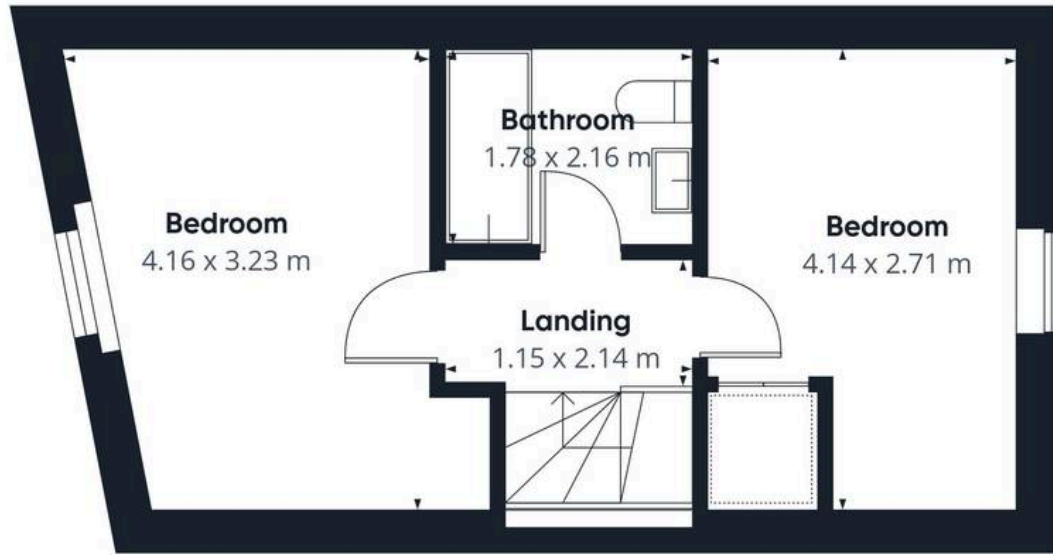
The property will be found between Crediton and Bickleigh adjacent to the A3072 near Cadeleigh.





Floor 0

Approximate total area<sup>(1)</sup>  
82.9 m<sup>2</sup>



Floor 1



(1) Excluding balconies and terraces

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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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.