

Yew Tree Granary

Yew Tree Granary, Yarcombe, Honiton, EX14 9LY







Honiton 7.5 miles, Taunton 12 miles

Four bedroom barn conversion with fantastic views, double garage & garden studio

- Barn Conversion
- Fantastic Views
- Ample Parking
- 4 Double Bedrooms (2 ensuite)
- Contemporary Kitchen
- Double Garage & studio
- Blackdown Hills AONB
- Rural Location
- Council Tax Band E
- Freehold

Guide Price £575,000

SITUATION

Yew Tree Granary enjoys an elevated rural setting within the Blackdown Hills National Landscape, with far-reaching views across the surrounding countryside. Situated between Yarcombe, Upottery and Churchinford, the property offers the perfect balance of seclusion and accessibility, with convenient access to the A303, Honiton, Taunton and Exeter. The nearby villages have a public house and village halls, Upottery has a primary school, and Churchinford a community-run shop and nursery. The nearby market town of Honiton has direct rail links to London Waterloo.

ACCOMMODATION

Yew Tree Granary is an attractive and substantial stone barn conversion, thoughtfully extended and beautifully maintained to provide spacious and versatile accommodation. A welcoming entrance hall leads to a well-appointed kitchen/breakfast room with granite worktops, integrated appliances and a breakfast bar, together with a dining room, utility room and cloakroom.

The light-filled sitting room enjoys a wood-burning stove and view over the garden, whilst the ground floor principal bedroom suite benefits from a walk-in wardrobe, en suite shower room and door to the garden. On the first floor are three further double bedrooms, including one with an en suite shower room, together with a family bathroom. All first floor bedrooms benefit from stunning views across the countryside an valley beyond.

OUTSIDE

To the front is ample parking and a double garage/workshop with storage above. The west-facing rear garden is principally laid to lawn with a fantastic raised terrace and decking, enjoying excellent privacy and delightful views across adjoining farmland. At the bottom of the garden is a detached insulated studio with power and light, currently used as a gym which provides excellent ancillary space for a variety of uses.

SERVICES

Mains water and electricity. Oil fired central heating. Private drainage to shared septic tank draining to a reed bed. Oil-fired central heating. Mobile signal good outdoors and in-home. Fibre broadband installed directly into the property with standard and ultrafast broadband available (information via Ofcom). Please note the agents have not tested the services.

DIRECTIONS

What3words location
///slamming.keyboards.autumn



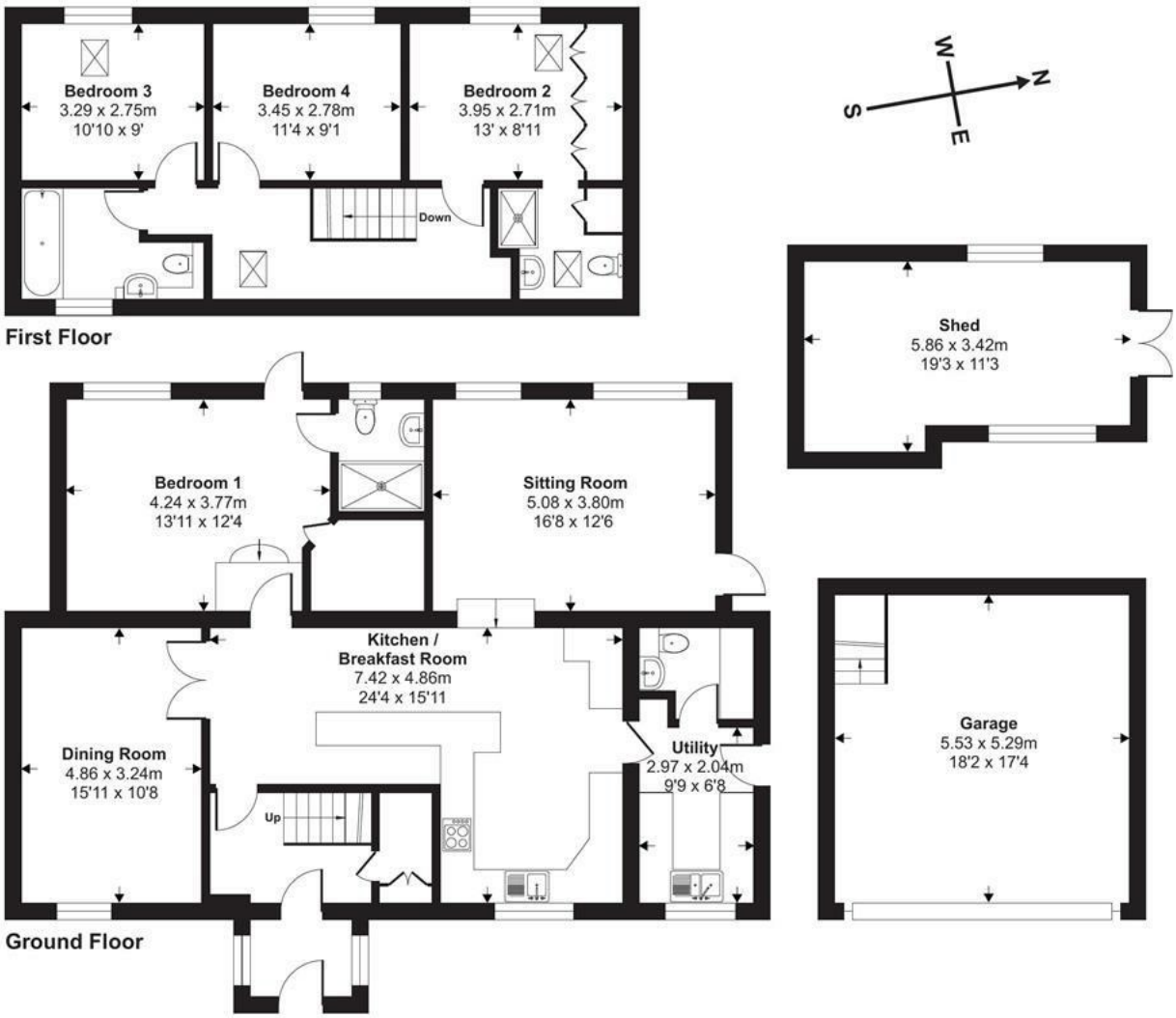








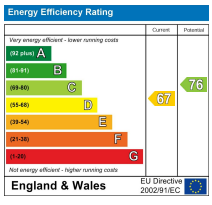
Approximate Area = 1822 sq ft / 169.2 sq m
Garage = 315 sq ft / 29.2 sq m
Outbuilding = 197 sq ft / 18.3 sq m
Total = 2334 sq ft / 216.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Stags. REF: 1501415

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STAGS



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