



Long Barn



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East Sidborough, Loxbeare, EX16 8DA

Tiverton 3 Miles | M5 J27/ Tiverton Parkway 11.5 Miles | Exeter
17 Miles

**A spacious and elevated barn
conversion with uninterrupted southerly
views over open countryside.**

- Detached Converted Barn
- Outstanding Countryside Views
- Large South-Facing Garden
- Kitchen & Separate Utility
- 2523 SqFt of Flexible Accommodation
- Spacious Sitting Room & Sun Room
- Double Carport & Garage
- In All 0.4 Acres
- Council Tax Band F
- Freehold

Guide Price £650,000

SITUATION

The property is ideally placed, being just 3 miles from Tiverton, but enjoying quiet rural surroundings near the end of a 'no through road'. Easy access is available to the wide range of amenities Tiverton provides, including shops, supermarkets, banking, leisure centre and hospital. There is private and state schooling for all ages including Blundells School which offers discounts to local students.

Tiverton also provides access to the A361 (North Devon Link Road) as well as the M5 at Junction 27 and Tiverton Parkway Train Station just 11.5 miles away, with the latter offering a fast service to London Paddington. The Cathedral and university city of Exeter is 17 miles to the south.

DESCRIPTION

This attractive and spacious barn conversion lies in a charming location with southerly views over the surrounding countryside. The property benefits from a range of spacious rooms including a large conservatory. The sitting room in particular is galleries to roof height providing an impressive space.



ACCOMMODATION

The ground floor of the property enjoys light and spacious reception rooms, with a particular feature being the sizeable central sitting room with vaulted ceiling featuring a gallery landing and a gas fireplace. The sitting room leads into a conservatory with a wonderful outlook over the rolling countryside and the valley beyond. The kitchen is fitted with contemporary units and a range of integrated appliances including an Oil fired Rayburn and leads into a separate utility room with an airing cupboard. The ground floor also benefits from a fourth bedroom/study and a well appointed shower room.

The first floor landing gives access to three double bedrooms and a family bathroom. Both bedroom 1 & 2 enjoy glorious south-facing rural views, with the master bedroom benefiting from an en suite cloakroom, whilst bedroom 3 offers rural views to the north. The family bathroom can be found towards the end of the gallery landing, next to bedroom 2.

OUTSIDE

Outside there is parking and a double carport to the side of the property. Gates lead through to the southerly facing patio area with a wide array of wild and bedded flowers, with steps onto a predominantly lawn garden with a small selection of trees, bordered by hedging and fencing. The whole garden has tremendous views over 180 degrees to the valley and countryside surrounding. There is a further garage situated to the far side of the property. In all the whole extends to 0.4 acres.

SERVICES

Mains electricity. Private shared water via Borehole. Private drainage via septic Tank. Oil fired Central Heating. LPG bottles for gas fire. PV Panels.

Ofcom predicted broadband services – Standard broadband is available in this area. Airband Fibre is connected.

Ofcom predicted mobile coverage for voice and data in this area:

External – EE, Three, O2 and Vodafone (variable).

Local Authority: Mid Devon Council.

DIRECTIONS

From Tiverton, take the Rackenford Road towards Calverleigh. Proceed for 2.5 miles and take the slight left signposted East and West Sidborough. Proceed for three quarters of a mile where the property can be found on the left hand-side.



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.



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | 85 |
| (69-80) | C | | |
| (55-68) | D | 68 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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Approximate Area = 2523 sq ft / 234.3 sq m (excludes void)
Garage = 168 sq ft / 15.6 sq m
Total = 2691 sq ft / 249.9 sq m
For identification only - Not to scale

First Floor

- Bedroom 1: 5.35 x 4.40m (177 x 145)
- Bedroom 2: 4.07 x 4.04m (134 x 133)
- Bedroom 3: 3.87 x 3.51m (128 x 115)
- Void
- Galleryed Landing

Ground Floor

- Sun Room: 5.40 x 3.74m (17'11" x 12'3")
- Sitting Room: 7.40 x 4.22m (24'3" x 13'10")
- Dining Hall / Office: 4.19 x 3.65m (13'9" x 12')
- Kitchen / Dining Room: 5.13 x 3.75m (16'10" x 12'4")
- Garage: 5.09 x 2.98m (16'9" x 9'9")
- Bedroom 4 / Study: 3.83 x 2.95m (12'7" x 9'8")
- Study: 3.05 x 1.99m (10' x 6'6")
- Porch

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nixocom 2025. Produced for Stags. REF: 1382041