



Middle Leigh Barn







# Middle Leigh Barn

Morchard Bishop, Crediton, EX17 6RH

Morchard Bishop 2.5 miles | Tarka Line Train Station 4.5 miles | Exeter 16 miles

A contemporary barn conversion with spacious character accommodation, set in just under 14 acres of pasture and woodland, outbuilding with annex planning and all enjoying a southerly aspect and overlooking its own land.

- Contemporary Converted Barn
- Five Bedrooms. Two Bathrooms
- Outbuildings Inc. Barn with Annex Planning
- In all just under 14 Acres
- Council Tax Band D
- Spacious Accommodation across 2490sqft
- Large Kitchen/Breakfast Room
- Southerly Orientation
- Excellent Transport Links
- Freehold

Guide Price £895,000

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@StagsProperty

## SITUATION

Middle Leigh Barn is located within a tranquil area of Mid Devon, approximately 2.5 miles from the village of Morchard Bishop. Morchard Bishop itself offers a good level of amenities for village life, including a shop/takeaway, a primary school, GP surgery, church and the village pub. Crediton is 8 miles with a fuller range of services, and a rail link to Exeter 16 miles (with onward mainline services to London), the closest station at Morchard road just 4.5 miles away.

## DESCRIPTION

Middle Leigh Barn has been sympathetically converted to create a generous contemporary light-filled home combined with the former linhay barn forming a large a flexible home with oak structural timbers and expansive glazing to capture natural light.

The accommodation provides a flowing layout that connects reception, dining and kitchen spaces. Overall, the property offers a beautiful synergy of character, light and rural charm.

For those seeking extra or multi generational accommodation a detached barn has planning for conversion.

## ACCOMMODATION

On the ground floor, the accommodation is centered around two principal spaces: a dining hall and a living room, each generous in scale and connected to one another. The living room features full-height glazing and oak detailing, ensuring light throughout the day. From the dining hall one passes to the study, and into the former linhay wing which accommodates the kitchen/breakfast room, cloakroom and a spacious utility.

On the first floor there are five bedrooms, many of which have windows on two aspects to benefit from light throughout the day. The master bedroom has an ensuite connecting to bedroom 4 for a potential bedroom/dressing room or master suite. A family bathroom serves the remaining bedrooms.

## OUTSIDE

The property is entered via a private driveway leading into a graveled parking and turning area with space for numerous vehicles. To the south side of the barn is a paved sun terrace, above which is a raised decked area. Beyond this are surrounding well-manicured lawns, with inset shrubs and trees.





To the west is mature conifer woodland, giving seclusion and structure to the grounds, with a number of paths and nature trails through the woodland block and giving excellent accessibility to take advantage of this wonderful nature rich resource. To the south lies open pasture, currently managed partly as wild flower meadow with interconnecting cut pathways.

Key outbuildings include a workshop, a substantial stone/cob barn (with lean-to log store) which has planning permission and listed consent for conversion to an annex. The barn presents significant potential, whether for conversion for multi generational accommodation or for a number of other uses (subject to planning) or as additional functional space for storage etc. The whole extends to approximately 13.89 acres.

### SERVICES

Mains electricity and water. Shared private drainage via Septic Tank. Oil Fired Central Heating & Hot Water via Esse Cooker. PV Panels  
Ofcom predicted broadband services – Standard available.  
Ofcom predicted mobile coverage for voice and data: Externally (Variable) - EE, O2, Three and Vodafone.  
Local Authority: Mid Devon District Council.

### AGENTS NOTE

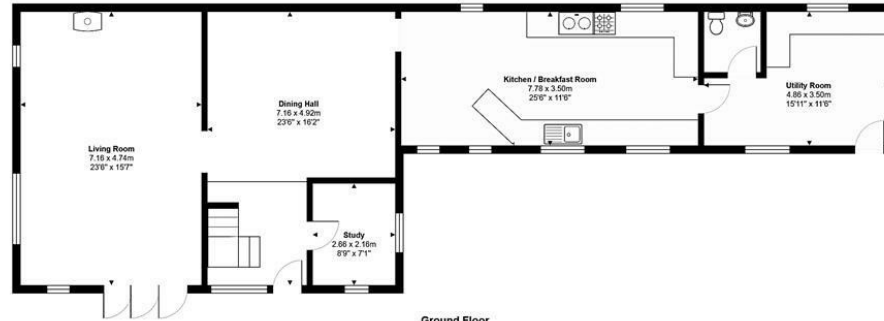
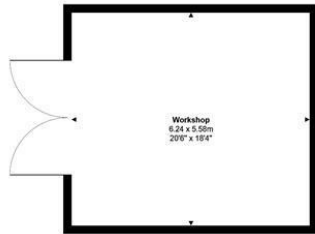
Please be aware Middle Leigh Barn is within the curtilage of a listed property. For further details, please speak with the agents.

### VIEWINGS

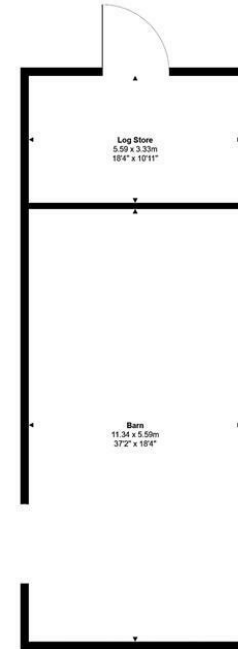
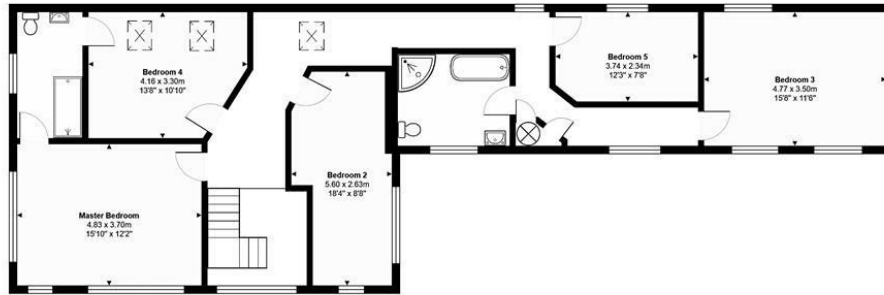
Strictly by appointment only through the agents, Stags.

### DIRECTIONS

From Exeter proceed on the A377 passing through Crediton and Coplestone. Continue on to Morchard Road. At Morchard Road turn right just before the Devonshire Dumpling pub signposted Morchard Bishop. Follow on this road and continue up Polson Hill. After The London Inn, turn right on to Church Street, continue for approximately 1 mile and bare left opposite Beech Hill Community & Campsite. Proceed for 0.5 mile, turning left onto Broadridge Lane, signposted Broadridge. After approximately ½ mile the driveway can be found on the right hand side with a sign set back showing Middle Leigh Barn.



Ground Floor  
Area: 115.7 m<sup>2</sup> ... 1245 ft<sup>2</sup>



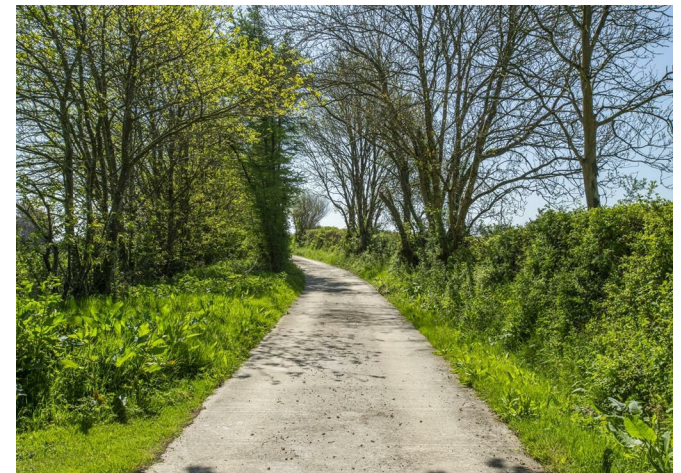
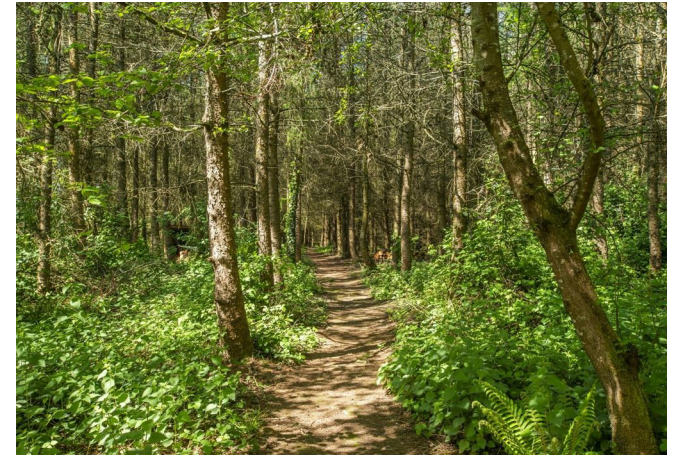
Total Area: 231.3 m<sup>2</sup> ... 2490 ft<sup>2</sup> (excluding Outbuildings)

This floor plan is provided for representation purposes only, whilst every attempt has been made to ensure their accuracy the measurements of windows, doors and rooms are approximate and should be used as such by prospective purchasers. No responsibility will be taken for any errors, omission or mis-statement. The services, systems and appliances mentioned have not been tested and cannot verify that they are in working order.



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) <b>A</b>		
(81-91) <b>B</b>		<b>89</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





**STAGS**