

Symonds
& Sampson

Bingley Barn

Hawkchurch, Axminster, Devon

Bingley Barn

Hawkchurch
Axminster
Devon EX13 5XB

A truly stunning home, set within beautiful gardens on the outer edge of the sought-after village of Hawkchurch. From the moment you arrive, it's clear this is something special in an exceptional rural position with views over the surrounding countryside.



- Detached barn conversion
- Abundance of living space
- Solar panels for hot water
 - Countryside views
- Total plot of around 2.5 acres
- Twin garaging & ample off road parking

Guide Price **£875,000**

Freehold

Axminster Sales
01297 33122
axminster@symondsandsampson.co.uk



THE PROPERTY

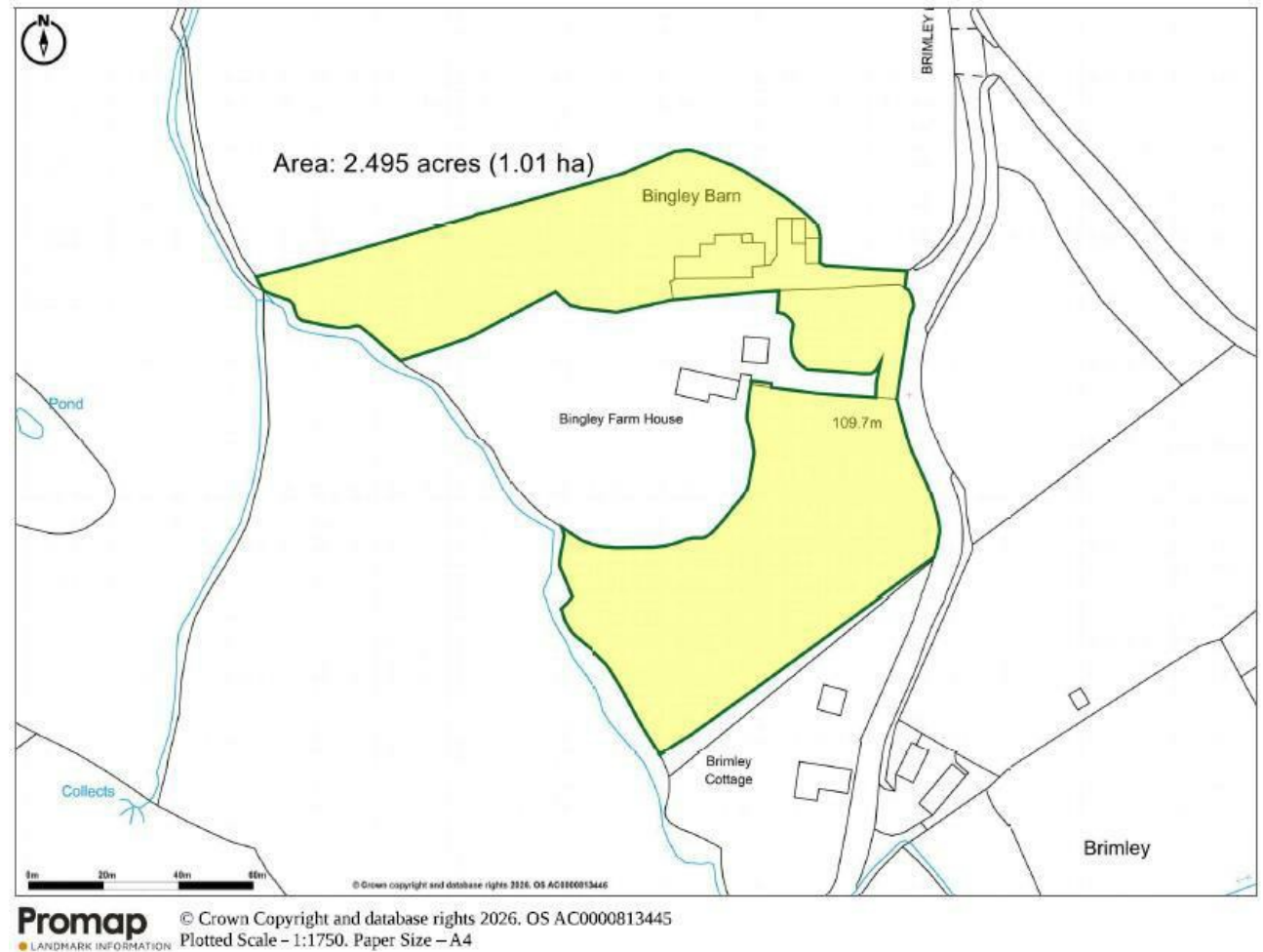
A substantial detached property which was originally a stone-built barn extended and converted into a dwelling in the 1970's and subsequently significantly enlarged to create the charming property you see today.

ACCOMMODATION

A very pretty barn conversion perfectly renovated and modernised by the current owner to suit modern family living. The property is approached through a five-bar gate, onto a drive that sweeps down through to the parking and the garaging. You enter the house into an impressive dining hall, which immediately sets the warmth of this stunning home and leads through to the main living areas. The beautiful sitting room, with its striking stone inglenook fireplace and fitted log burner leads into a cosy snug and impressive library. This room is a real highlight of the home with a Minster stone fireplace, woodburning stove, extensive bookshelves and dual aspect windows. The kitchen is a space designed for both cooking and entertaining and features a central island, a good range of units fitted with an inset stainless-steel sink and drainer, hob with cooker hood, two ovens and an integral fridge. As you would expect for a house of this size, there is both a boot room, perfect after a muddy winter's walk, as well as a utility room, which has a stainless-steel sink and space for the washing machine and tumble dryer and to complete the ground floor accommodation, a study for peace and quiet when working from home.

To the first floor there are four bedrooms with the principal bedroom being quietly situated to the rear, so best to enjoy views out over the countryside, as well as having an en-suite bathroom and a superb range of fitted wardrobes, it also has a door to the terrace, which is a wonderful spot to enjoy the evening sun. Bedroom two is also fitted with en-suite facilities with the remaining two bedrooms having the use of the family bathroom.





OUTSIDE

Stepping outside, the property enjoys a beautifully designed terrace area perfect for barbecue or alfresco dining with great views over the garden and adjoining farmland. The garden features a lawned area with herbaceous beds and fruit trees, and a winding path that leads to a secluded and tranquil haven which used to be the croquet lawn, bordered by a stream at the bottom. Adjacent to the driveway is the access to the paddock with the total plot amounting to around 2.495 acres.

LOCAL AUTHORITY

East Devon District Council Blackdown House, Border Road, Heathpark Industrial Estate, Honiton, EX14 1EJ. Tel : 01404 515616 Council Tax Band G.

SITUATION

The property is nestled in a delightful semi-rural setting with views over the surrounding countryside, close to the Devon/Dorset border on the southern outskirts of this popular village. Hawkchurch has an active community with many societies, primary school, pub inn, holiday resort and spa, 12th century church and recently expanded

community shop. The Jurassic Coast World Heritage site and famed resort of Lyme Regis are about 6 miles away. This popular resort with its famous Cobb and sand beach, provides a range of independent shops and restaurants. The market town of Axminster (4 miles) offers all the facilities one would expect from a small market town including supermarkets, doctor's surgery and recreational facilities including a sports centre and swimming pool. A main line station providing access to London Waterloo and the home of River Cottage HQ situated in the nearby Trinity Hill area. Despite its tranquil setting this property is well placed with excellent transport connections both east



and west with the A30/A303 and the A35 coast roads. The Cathedral city of Exeter is easily accessible with its excellent shopping facilities, theatres, national league sports clubs, international airport and access to the M5.

SERVICES

Mains electric and water. Private drainage. Oil fired central

heating. Solar panels for hot water.

Broadband: Superfast Broadband is available

Mobile Network Coverage: Mobile coverage is available in the area, please refer to Ofcom's website for further details

Source- Ofcom.org

DIRECTIONS

<https://w3w.co/kindness.secrets.threaded>

MATERIAL INFORMATION

The area around the property is at very low risk of flooding from both surface water and rivers & seas.

Our client is unsure that the current private drainage system complies with BSEN12566-3.

Spray Foam insulation has been installed at the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient (super-insulating walls)	A+		
Very energy efficient (insulating walls)	A		
Energy efficient (insulating walls)	B		
Decent energy efficiency (insulating walls)	C		
Some energy efficiency (insulating walls)	D		
Not very energy efficient (insulating walls)	E		
Not energy efficient (insulating walls)	F		
Very poor energy efficiency (insulating walls)	G		
EU Directive 2002/91/EC		71	52

Bingley Barn, Hawkchurch, Axminster

Approximate Area = 3096 sq ft / 287.6 sq m

Limited Use Area(s) = 50 sq ft / 4.6 sq m

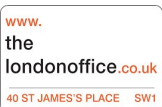
Garage = 489 sq ft / 45.4 sq m

Total = 3635 sq ft / 337.6 sq m

For identification only - Not to scale



Axm/AR/2.4.26



01297 33122

axminster@symondsandsampson.co.uk
Symonds & Sampson LLP
, Trinity Square,
Axminster, Devon EX13 5AW



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT