



Gosford, Ottery St. Mary

Guide Price £875,000

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A substantial, well-proportioned and beautifully presented detached barn conversion, occupying an enviable position on the outskirts of Ottery St Mary. Set within gardens and grounds approaching one acre, the property enjoys a delightful rural setting with glorious countryside walks on the doorstep, while remaining within walking distance or a short drive of the excellent amenities the town has to offer.

The property was thoughtfully converted in the 1980s from a Victorian hay barn, originally forming part of Gosford Farm, and now provides a wonderful family home. The Oaks has been meticulously maintained and updated in recent years by the current owners, creating a light, airy and well-presented living environment.

The accommodation includes a grand reception hall with a turning staircase rising to the first floor, along with a cloakroom/WC. The living room is an excellent size, benefitting from dual-aspect light and French doors opening into the conservatory, which enjoys a lovely outlook over the gardens. A fireplace with an inset wood-burning stove provides an attractive focal point. The dining room offers ample space for a large family dining table and chairs, ideal for formal entertaining, and features French doors opening onto a secluded courtyard.

The kitchen/dining room is particularly spacious and well-appointed, fitted with a comprehensive range of quality cream-fronted units at both base and eye level, complemented by granite-effect worktops and integrated appliances. The dining area provides further generous space for family living. A separate utility room offers additional storage and appliance space, with access to the courtyard.

On the first floor, a large window fills the landing with natural light. There are four bedrooms, including a particularly spacious dual-aspect main bedroom with fitted wardrobes and an adjoining shower room fitted with a modern white suite. Bedrooms two and three are also generous doubles, one benefitting from dual-aspect light and the other from built-in wardrobes. A family bathroom, also fitted with a modern white suite, and a useful storage cupboard housing the boiler complete the first floor.

The property benefits from double glazing throughout, along with an air source heat pump and PV solar panels, creating an energy-efficient home.

Externally, the property is approached via double timber gates opening onto a large gravelled driveway providing off-road parking for several vehicles. Further double gates lead to a beautifully landscaped rear courtyard, featuring a patio and gravelled areas, lawn, and mature plant and shrub borders, along with a feature pond.

A large barn with light and power is currently utilised as a workshop and, subject to the necessary consents, offers potential for a variety of uses, including additional accommodation or multi-generational living.

The gardens are a true highlight of the property, wrapping around the house and extending to substantial grounds including areas of lawn, woodland, orchard and allotment.





- A substantial family home set within gardens and grounds approaching one acre
- Large reception hall with cloakroom WC
- Patio doors leading to the conservatory with pleasant garden outlooks
- Kitchen incorporating modern appliances. Utility room
- Double timber gates opening to a substantial driveway
- Situated just a mile and a half from the town centre
- Large sitting room with feature fireplace and inset wood burning stove
- Dining room for more formal occasions with French doors to the courtyard
- Four bedrooms on the first floor. Shower room. Family bathroom
- Barn with light and power. Beautiful gardens in an idyllic setting



Score	Energy rating	Current	Potential
92+	A		103 A
81-91	B		
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Ottery St. Mary
Exeter
Sidmouth

01404 814 306
01392 984 511
01395 512 544

www.redfernsproperty.co.uk | sales@redfernsproperty.co.uk

