

Linhay Barn, Four Mills Lane, Crediton, EX17 3BT

Guide Price **£415,000**

Linhay Barn

Four Mills Lane, Crediton

- Unique barn conversion in the heart of Crediton
- Beautifully finished with character & contemporary style
- Three double bedrooms & two bathrooms
- Light-filled kitchen/dining room opening onto garden
- Principal bedroom with fitted vanity area & en-suite
- Superb bespoke fitted storage & media unit
- Private, level & easily managed garden
- Two-car off-road parking
- Walk to the town centre & railway station
- Perfect lock-up-and-leave with low maintenance garden

A modern barn conversion in Crediton itself is a pretty unusual find, and that's a big part of what makes Linhay Barn so appealing. Tucked away off Four Mills Lane, it gives you the character and individuality normally associated with a rural barn conversion, yet the town centre and railway station are both within walking distance and Exeter is easily reached by road or rail. The original conversion was completed to a notably high standard and the current owners have continued that approach, investing in the house and adding some really lovely bespoke touches of their own. The result is a home that feels established, individual and genuinely high quality. It could work just as well for a professional couple as it would for someone downsizing or retiring, particularly for buyers who want something with personality without taking on acres of garden or endless maintenance.









Inside, exposed timbers, vaulted ceilings, oak doors and windows and carefully chosen natural materials retain the character of the original building, but this is very much a comfortable modern home. The kitchen/dining room is wonderfully light and sociable, with its central island and doors opening directly onto the garden, while a separate utility keeps the practical side of life out of sight. The sitting room has a multi-fuel stove and is beautifully styled with integral shutter style blinds and we love the entrance hall with it's oak and glass, LED lit staircase. Upstairs, all three bedrooms are doubles beneath vaulted ceilings and exposed beams. The principal bedroom has been particularly well designed, with bespoke fitted storage with TV and a hidden vanity area together with its own luxury en-suite, while the other two bedrooms are served by the family bathroom. Underfloor heating downstairs, quality joinery and plenty of natural light all reinforce the feeling that this wasn't simply a barn converted to create accommodation, but a home where the finish and detail really mattered.

Outside, the garden is deliberately manageable rather than extensive, and for the likely buyer here that's arguably another advantage. It's level, private and provides enough room to sit out, entertain friends and enjoy the warmer months without spending every weekend maintaining it. There's also off-road parking for two vehicles. Linhay Barn therefore offers a combination that's surprisingly difficult to replicate: the architecture, exposed timbers and individuality of a barn conversion, the finish and convenience of a modern home, and a location that allows you to leave the car behind for much of everyday life. For anyone wanting character and style without the upkeep that so often accompanies them, this is a very compelling

alternative to a conventional town house or bungalow.

Please note that the driveway is partly shared, with Linhay Barn and the neighbouring property owning their respective parking areas. The gates belong to Linhay Barn and are available to purchase by separate negotiation.

Please see the floorplan for room sizes.

Current Council Tax: Band D - Mid Devon

Utilities: Mains electric, gas, water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Mains drainage

Heating: Mains gas central heating (underfloor and radiators) and wood burner

Construction: Cob/Block

Listed: No

Conservation Area: Yes

Tenure: Freehold

Buyers' Compliance Fee Notice: Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.





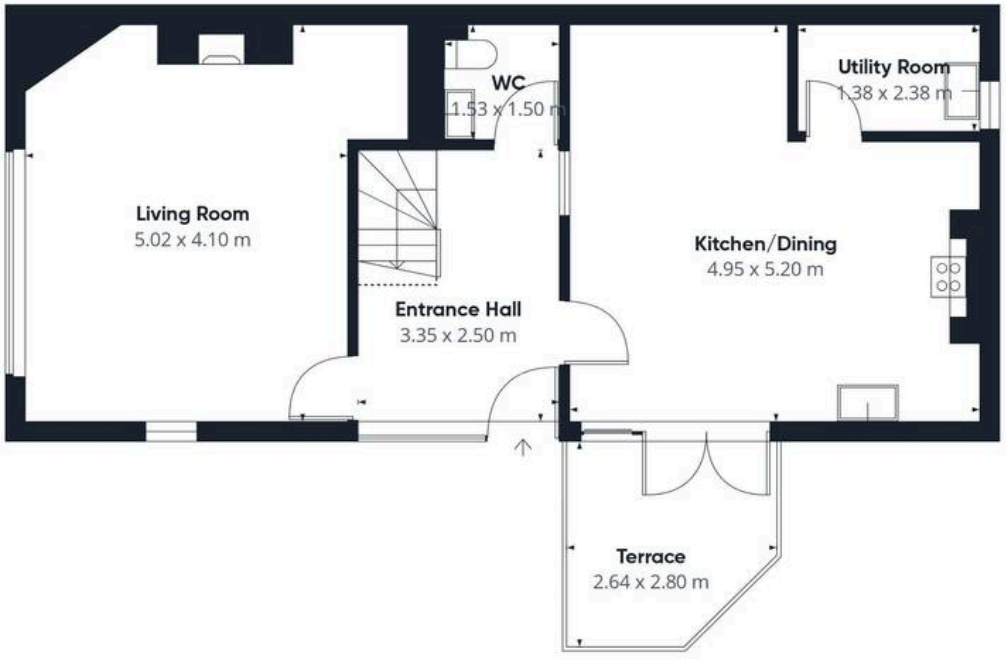












Floor 0



Floor 1



HELMORES
SINCE 1879

Approximate total area(1)

108.5 m²

Balconies and terraces

6.7 m²

Reduced headroom

0.7 m²

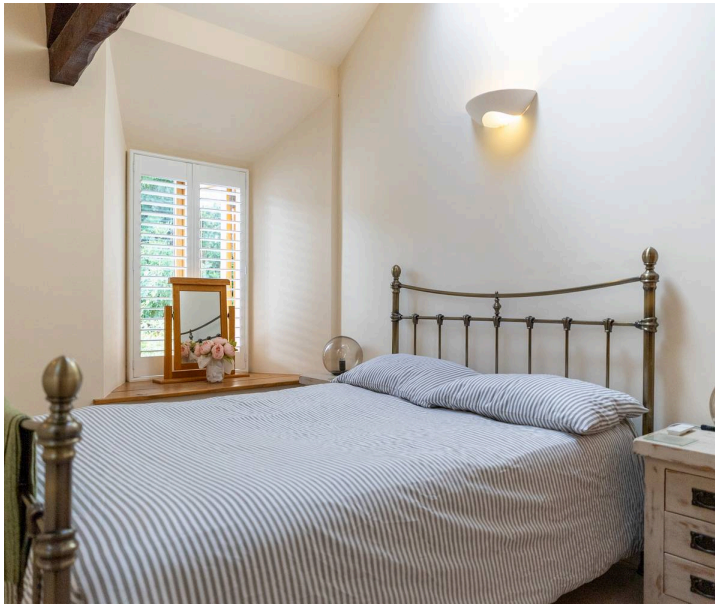
(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes:

Boundaries, Access & Parking:
Boundary positions, access rights and parking arrangements have been provided by the seller, and any land plans shown are for identification purposes only. We have not seen the title deeds or other legal documents, and buyers should confirm exact details and ownership responsibilities with their conveyancer.

Broadband & Mobile Coverage:
Broadband speeds and mobile signal vary by provider and location, and service availability can change over time. Buyers can check current availability and predicted speeds at www.ofcom.org.uk or via the Ofcom coverage checker.

Digital Photo Enhancement/Virtual Staging:
Some images in this brochure may have been digitally enhanced or virtually staged, for example by adding lighting effects, blue skies, twilight ambience, furniture or décor, to help illustrate how the property could look. These images are only illustrative and do not show the current fixtures, fittings or condition. Always rely on your viewing for an accurate understanding of the property.

DIRECTIONS: Use EX17 3BT or the what3words is ///insulated.army.whirlpool



Helmores

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.