



The Granary Higher Watchcombe Farm

The Granary Higher

Shute, Axminster, Devon, EX13 7QN

What3Words ///piano.segmented.library

Rural 3 Bedroom barn conversion with stunning countryside views

- Grade II listed barn conversion
- Wonderful rural location
- 3 Bedrooms (1 bath downstairs)
- Parking & Garden
- Amazing views
- Freehold
- Council Tax Band D

Guide Price £285,000

Enjoying a truly idyllic setting overlooking the picturesque Umborne Valley, this charming property lies within the East Devon National Landscape. The highly regarded Colyton Grammar School is located approximately 3.7 miles away, whilst the nearby market towns of Axminster and Honiton provide a comprehensive range of everyday amenities, along with mainline railway stations on the London Waterloo line.

DESCRIPTION

Originally converted in the late 1980s, this attached stone cottage was designed to take advantage of its elevated position and far-reaching countryside views. Set within the grounds of a Grade II listed farmhouse, the property forms part of its historic curtilage with timber double glazed windows under a man made slate roof.

The accommodation comprises an entrance hall, a kitchen partially open to a bright living room enjoying delightful valley views, and a ground floor bathroom. Stairs rise to the first floor, where there are three bedrooms.

OUTSIDE

The property benefits from a generous parking area with space for several vehicles and scope to extend the garden or parking provision, subject to any necessary consents. Steps lead up to a terrace adjoining the cottage, with a lawned garden bordered in part by timber fencing. The outdoor space enjoys stunning panoramic views across the surrounding valley.

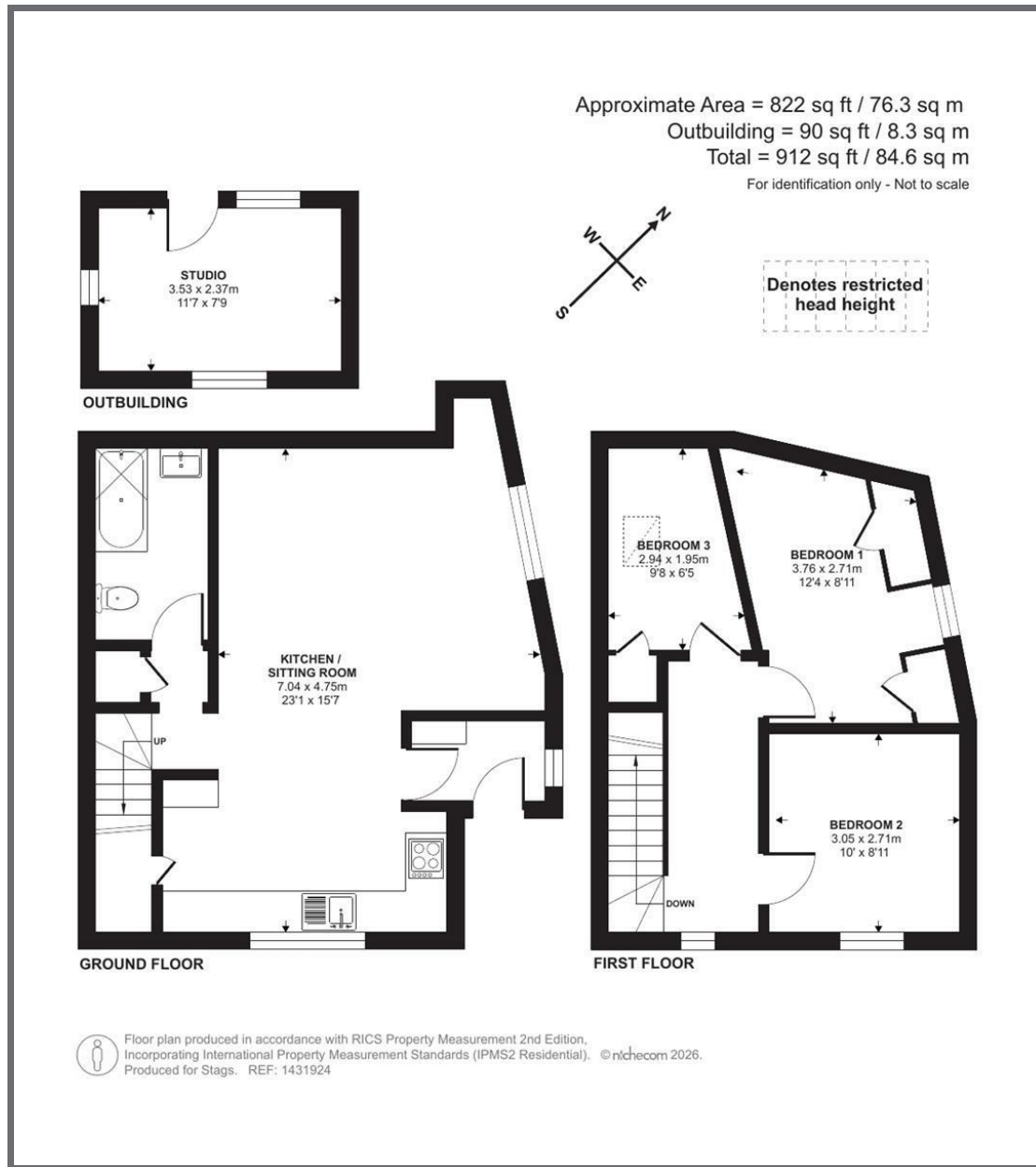
SERVICES

Mains water (sub-metered) and electricity are connected. Heating is provided via an electric boiler. Shared private drainage system (installed 2020). Standard broadband (Starlink recommended), mobile signal inside and out on EE, Three O2 and Vodafone.





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		
(69-80)	C		
(55-68)	D		
(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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