



The Roundhouse Barn, Hollacombe, EX17 5BW

Guide Price £700,000

The Roundhouse Barn

Hollacombe, Crediton

- Beautiful rural barn conversion
- Plot of just under an acre
- Sweeping garden with orchard and mature trees
- Characterful accommodation with original features
- Double garage & parking for 3 vehicles
- 4 double bedrooms (1 on ground floor)
- Peaceful location
- Large kitchen/diner in the Round House
- Ensuite to the master bedroom
- Just 2 1/2 miles to the centre of Crediton

Completed in 2012, this impressive barn conversion combines authentic character with generous modern living space, all set within just under an acre (approx.) of gardens, orchard and countryside. Known as The Roundhouse Barn, the property retains a wealth of original features including granite pillars, heavy timber beams and timber-frame double glazing, while offering the scale and flexibility expected of a modern family home.

At the heart of the house is the distinctive roundhouse kitchen, with granite worktops, Belfast sink, cream cabinetry and a Rangemaster induction range cooker, alongside integrated dishwasher and fridge-freezer. Underfloor heating runs through the kitchen and utility, with the latter providing useful storage, a sink and access to the Worcester oil boiler. The principal living room is dual aspect, with a woodburning stove and large patio doors opening





onto the pergola and patio area, while a further reception room offers useful flexibility as a dining room, home office or fourth bedroom.

Upstairs are three further double bedrooms, including a generous master with fitted wardrobes and an en-suite shower room. A second double bedroom overlooks the garden, while the eaves bedroom above the roundhouse has exposed beams, Velux windows and fitted storage. A family bathroom with both bath and separate shower completes the accommodation, with a downstairs cloakroom adding further practicality.

Outside, the property really comes into its own. The approximately 0.98-acre plot is predominantly lawned, with an established apple orchard, mature banks and a stream bordered by willows. There is also a dedicated vegetable-growing area, while the large patio and lawn provide plenty of space for outdoor dining, entertaining and enjoying the rural setting. A timber-frame double garage has power and water, with further parking for several vehicles.

The property is approached via a private lane, with a shared maintenance contribution, and benefits from mains water, oil-fired central heating and a shared private treatment plant serving three properties. Down the private 'no through' drive, there is a collection of just 4 houses, The Roundhouse Barn being one.

For those looking for space, privacy and a genuine connection with the countryside, Roundhouse offers a versatile home with the land and outbuildings to match – equally suited to a family wanting room to grow or those looking for a peaceful rural base with space for guests, hobbies and outdoor living.



Please see the floorplan for room sizes.

Current Council Tax: Band D - Mid Devon 2026/27 - £2569.16

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Standard 6Mbps (Starlink & Airband provide much faster speeds)

Drainage: Shared treatment plant

Heating: Oil fired central heating and woodburning stove

Construction: Cob, stone & block

Listed: No

Conservation Area: No

Tenure: Freehold

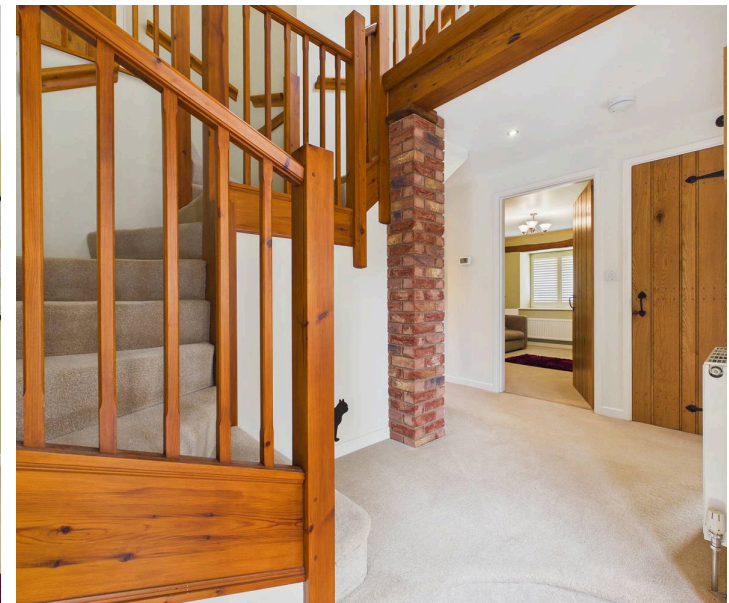
Buyers' Compliance Fee Notice: Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

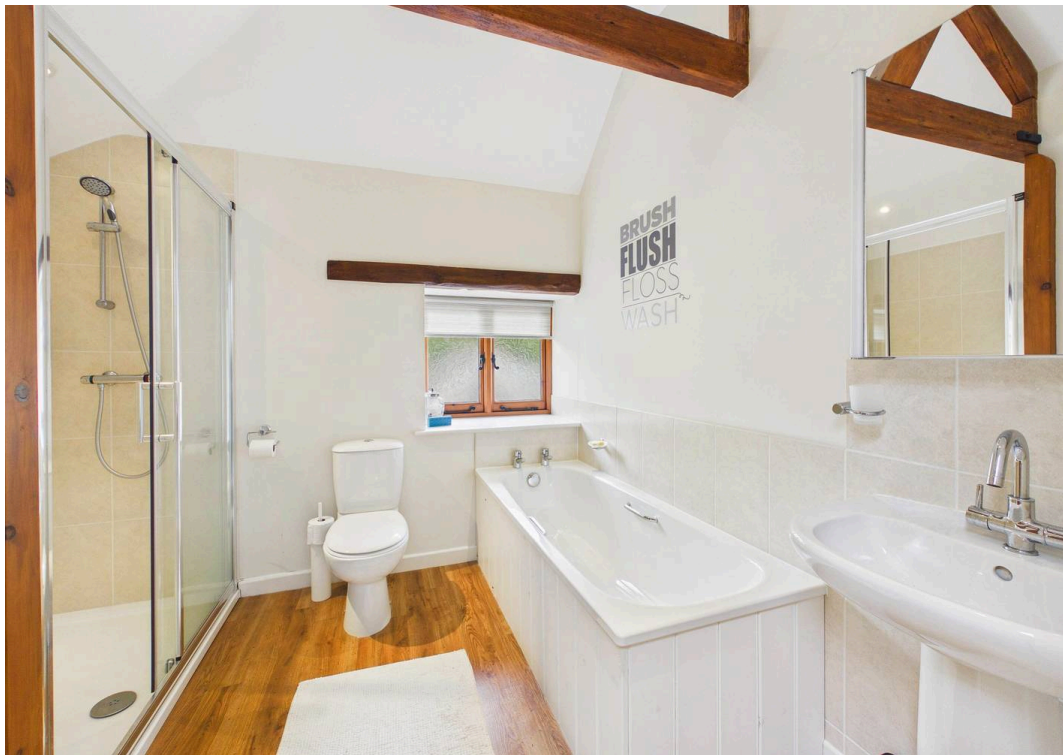
Boundaries, Access & Parking:

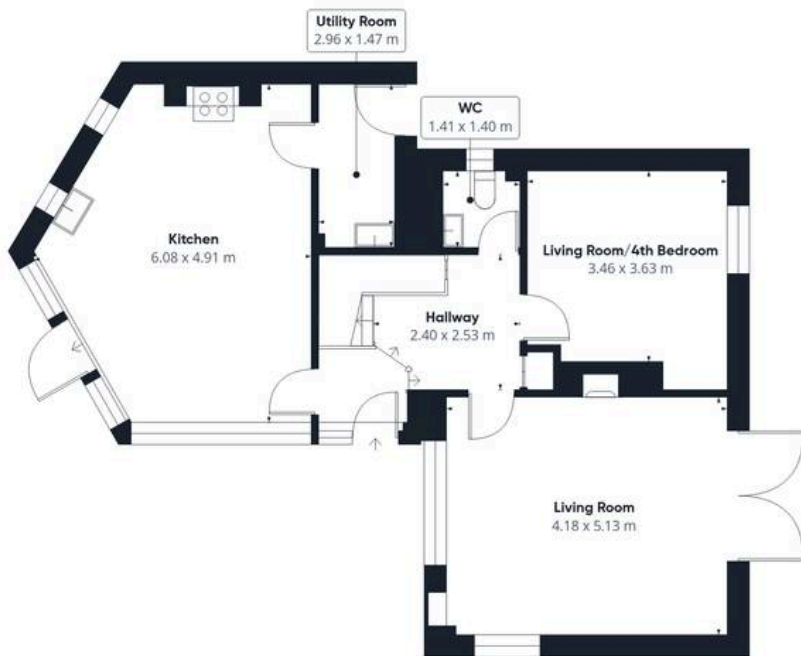
Boundary positions, access rights and parking arrangements have been provided by the seller, and any land plans shown are for identification purposes only. We have not seen the title deeds or other legal documents, and buyers should confirm exact details and ownership responsibilities with their conveyancer.

Virtual Staging:

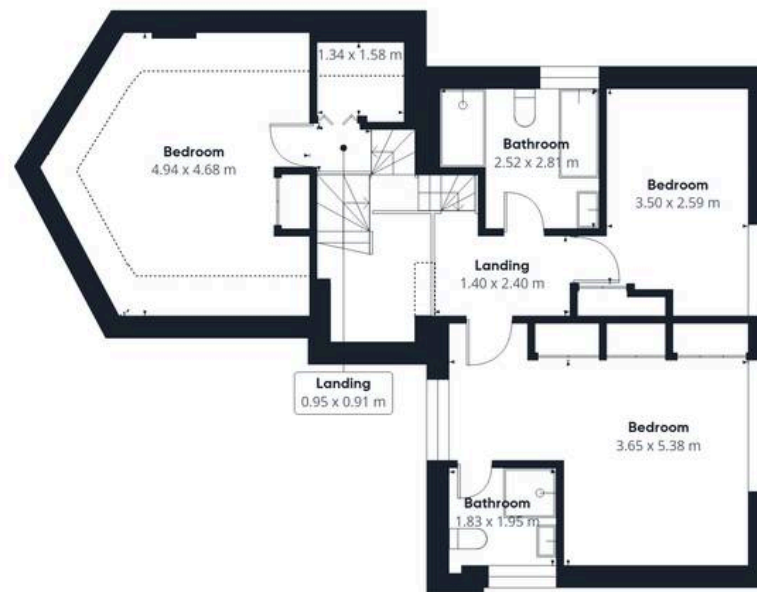
Some images in this brochure may have been digitally enhanced or virtually staged, for example by adding lighting effects, twilight ambience, furniture or décor, to help illustrate how the property could look. These images are only illustrative and do not show the current fixtures, fittings or condition.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







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

181.5 m²

Reduced headroom

8.6 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.

GIRAFFE360



Rights of Way:

We're informed by the seller that the property benefits from a right of way over the lane into the property from the road. Buyers are advised to confirm details and legal status with their conveyancer.

CREDITON is a vibrant market town with a bustling high street full of independent shops, eateries, and pubs. In recent years a diverse arts scene has grown to include all manner of mediums, with the performing arts making use of the town's market square where, in the summer months, a range of activities take place. The market square is also home to the town's twice-monthly farmer's market. The town has an equally significant past. It was originally the first Bishopric in Devon and the imposing Parish Church of The Holy Cross now stands where once stood Devon's first Saxon cathedral (909-1050AD). It is also the birthplace of Saint Boniface, one of the founding fathers of the Christian church in Europe. Easily commutable to Exeter and with two primary schools, a secondary school with sixth form as well as a wide range of necessary amenities, it's clear why the town is a firm favourite with locals and relocators alike.

DIRECTIONS : From Crediton High Street, continue towards Copplestone along the A377. Pass Homeleigh Garden Centre on your right and take the next left at Barnstaple Cross, continue along to the next crossroads (Raddon Down Cross) and turn left towards the recycling centre, now continue for approx. 0.6 miles and take the next left signposted to Hollacombe Hamlets and look out for a concrete track on your left, it's signed The Roundhouse Barn. Continue down the track and you'll arrive with the property to the right hand side.

For Sat Nav: EX17 5BW

What3Words: [///evaded.strictest.divider](#)



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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.