



Parkhayes



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Stockland, Honiton, EX14 9BS

What3Words: ///terminology.rationed.riots

A four-bedroom barn conversion with versatile living accommodation, located in the centre of a sought-after village

- Barn conversion
- Four bedrooms
- Wood burner
- Garden with Stream
- Freehold
- Village location
- Kitchen/diner
- Annexe/Airbnb
- Parking & garage
- Council Tax Band F

Guide Price £925,000

SITUATION

Parkhayes is situated in the heart of this popular village. Stockland is set within the Blackdown Hills AONB, the village has a wonderful community, with a community owned pub, church, village hall and well respected primary school. The nearby market towns of Honiton and Axminster offer a good range of amenities and train stations on the London Waterloo line.

DESCRIPTION

An exceptional and stylish conversion of a period barn, blending characterful features with well-designed living space. The ground floor accommodation is entered via an entrance hall, leading through to a spacious kitchen-dining room with central island and oil-fired range cooker. The main sitting room features a wood-burning stove and a door opening directly onto the garden. Stairs rise from the sitting room to a generous double bedroom with bathroom. A vaulted landing overlooking the kitchen-dining area leads to three further bedrooms, one with en-suite facilities, along with plumbing in place for two additional bathrooms. The principal bedroom benefits from a dressing room and access to a private balcony. A second staircase returns to the ground floor entrance hall, where there is a useful utility room and downstairs WC. This area also provides access to an additional sitting room, shower room and study, previously used as ancillary accommodation. A door from the study opens directly into the garage.

OUTSIDE

Parkhayes is approached via a private driveway, providing ample parking for several vehicles, and benefits from an integral garage. The gardens are predominantly laid to lawn, bordered by a variety of established shrubs and bushes, creating a pleasant and well-enclosed setting. A stream gently runs through the garden, complete with a charming footbridge. An outbuilding within the grounds has been thoughtfully converted to provide ancillary accommodation.

ANNEXE

The current owners have converted the garden outbuilding into a well-appointed and beautifully presented annexe, currently used as Airbnb accommodation. Comprising of a double bedroom, shower room and open-plan kitchen/living area.

SERVICES

Mains water and electric. Oil central heating and wood burner. Sewage treatment plant. Superfast broadband available. Outdoor mobile signal with all major networks (Ofcom, 2026)





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	68	75
(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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Approximate Area = 2791 sq ft / 259.2 sq m (excludes void)
 Limited Use Area(s) = 221 sq ft / 20.5 sq m
 Annex = 504 sq ft / 46.8 sq m
 Garage = 247 sq ft / 22.9 sq m
 Total = 3763 sq ft / 349.4 sq m
 For identification only - Not to scale

Denotes restricted head height

Ground Floor

First Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Stags. REF: 1435919



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