



Brook Barn , Exeter, EX5 2JG
Offers in the region of £685,000



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- Four Bedroom Barn Conversion
- Open Plan Kitchen/Dining Room
- Sitting Room With Wood Burning Stove
- Utility Room, Snug And Downstairs W/C
- Two En Suites And Family Bathroom
- Patio, Garden And Private Decked Area
- Summer House With Stunning views.
- Double Garage And Drive
- The Kings School Catchment
- No Onward Chain



This striking 4-bed converted barn is located in the charming rural hamlet of Perkins Village nestled in the countryside 8 miles east of Exeter. It is in the catchment for the Kings School in Ottery St Mary. The property offers rustic charm with exposed beams and wood and iron furnishings, fitted to a high spec modern standard. It includes an open-plan kitchen-diner, a spacious lounge, snug and four bedrooms (including two ensuite rooms) and a family bathroom. Outside the property has a large patio, lawned garden and decked area with summer house and views over the surrounding countryside. It has a double garage and additional parking on the private drive. It would make the perfect property for those looking for a rural retreat with excellent access to Exeter, the M5 and the Devon countryside and coast.

Walkthrough

Turning off from a country lane in the charming Perkins Village to a shared drive, key-fob controlled wooden gates lead to a private driveway. To the right is the properties double garage from which a paved path leads through the garden, down steps across a patio to the back door of the property. These doors open directly into a striking kitchen-diner from which doors connect to the lounge (immediate left) and hallway (rear left). This hallway connects the kitchen-diner with the lounge, snug, downstairs W/C and the stairs to the first floor with its four bedrooms and a family bathroom. Abundance of space and attention to detail are immediately apparent throughout the house

with all rooms benefiting from interesting features and high-quality materials, with wood used throughout to produce a warm, rustic feel.

The open plan kitchen-dining room spans the full width of the property with engineered oak floors throughout. It benefits from excellent natural light from quadruple windows overlooking a charming paved courtyard at one end and double windows and double doors overlooking the garden at the other. The kitchen has oak worksurfaces and a polished granite-topped kitchen island with integrated breakfast bar and storage. Along one wall a Rangemaster Excel double oven with induction hobs is set within a stylish

tiled alcove. To either side of the alcove are bespoke painted oak high and low units including fitted dish racks and glass fronted display units. On the other wall, a butler sink is set beneath the windows overlooking the courtyard. It has a built-in water filter and an instant hot water tap. Fitted units on both walls provide further storage as well as an integrated Bosch dishwasher and fridge freezer. A utility room adjacent to the kitchen provides additional worksurfaces and storage space along with the plumbing and electrics for washing machine and drier and further space for a second fridge-freezer.

The kitchen and dining areas are connected via an



open-plan arch. The dining area is a good-size with plenty of space for a six-seat dining table, dresser and additional furniture. Double doors-open from this area to the patio and a further door connects the dining area to the lounge.

The lounge is a spacious (9.12 x 4.42 m) room centred around a feature fireplace with log burner beneath a wooden lintel. The room is lit with double windows and a sky light adjacent to the fireplace and offers plenty of space for a four-seat sofa, a second smaller sofa and additional seating, furniture and storage. To the rear, a wooden door with iron features opens to the rear hallway.

The hallway is spacious with a door that opens onto

the shared central courtyard associated with the property. Adjacent to the back door a further door opens into the snug, a wonderfully cosy room with double windows looking out over the courtyard. This room is a versatile space with space for two comfy chairs and a coffee table/TV. It could act as a cosy room for a coffee and a chat; a relaxing reading room/TV space; or as a home office with a desk looking out into natural light. The hallway also hosts a tiled downstairs W/C and a large coat closet beside the stairs.

Wooden bannisters lead upstairs from the hall to the first floor where a carpeted landing connects the four bedrooms, the family bathroom. Two of the rooms are good-size double rooms with ample space for

furniture in addition to the double bed. Both of these rooms are ensuite, with a shower, sink and W/C; one has a bath in addition to the shower and has a fitted storage cupboard in the bedroom. All four bedrooms have Velux windows and benefit from lovely original exposed wooden beams. The family bathroom has a bath with over-bath shower, W/C and basin.

Outside, the property has a good-sized patio adjacent to the house and accessed from the kitchen-diner. This area offers plenty of space for outside seating (easily fitting a six-eight seater outside dining table). Steps lead up from the patio to a lawned garden with a near house bed of mature flowers and shrubs and a mature tree and shrub border to the two sides of the property. To the rear a fence separates the property from the field behind. A paved path leads to the property's double garage; the garage has electric "up-and-over" doors.

Behind the garage the private gravelled drive connects the garden to an area of decking overlooking the surrounding countryside. This decked area hosts a summer house with electricity and a gas fire and the





decking offers plenty of space for outside seating/dining and sunbathing. There is private access to the courtyard from the driveway. This courtyard provides a secondary access route to the property and acts as a communal area for events (such as the communal Christmas tree that has been hosted there in previous years).

The property is on mains water, electric and oil central heating. It has a communal Klargestar septic tank shared with the neighbouring properties. In addition to the double garage, the drive provides parking for multiple additional vehicles.

There is also no onward chain.

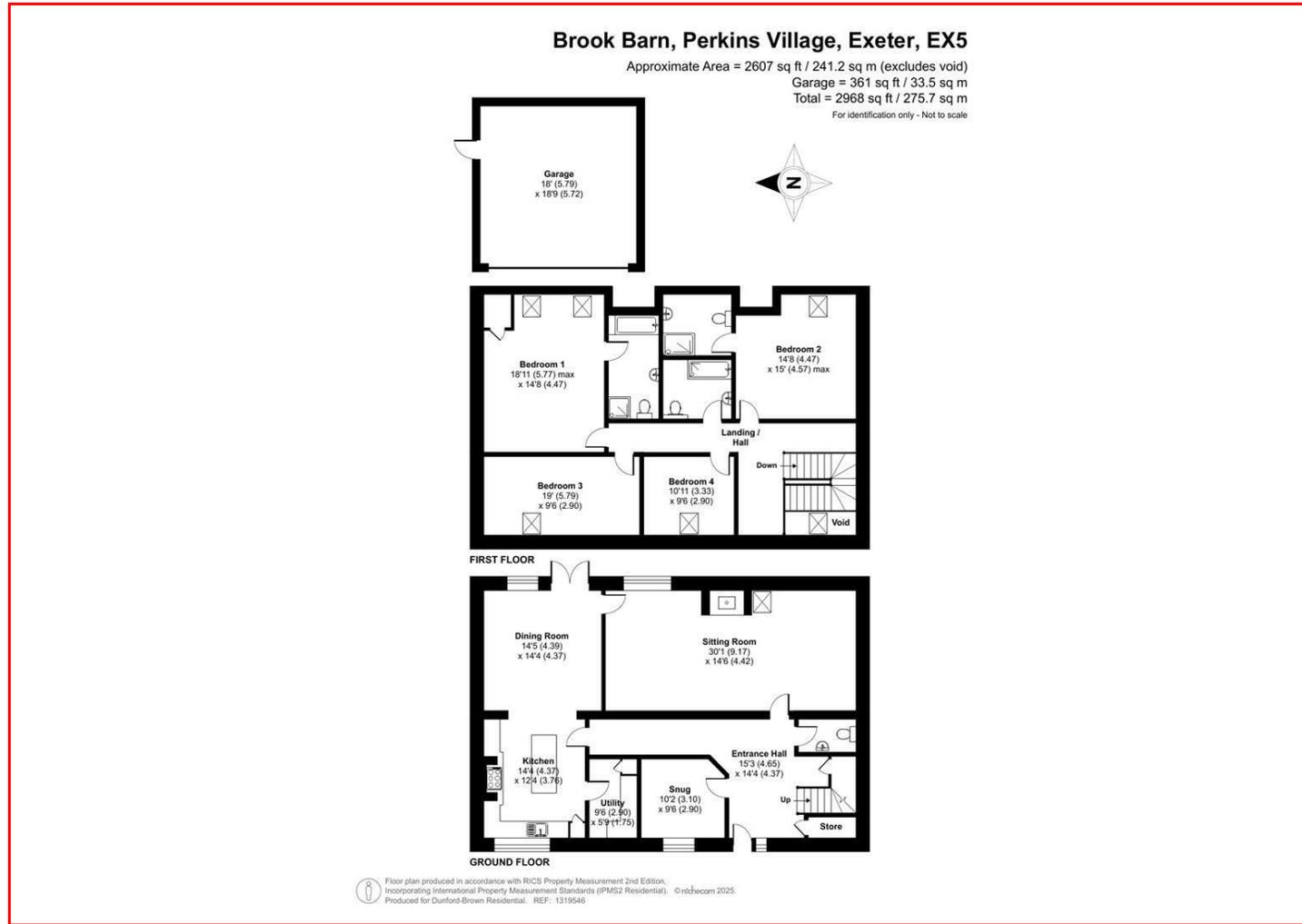
Location

The property is located in the pretty Devonshire hamlet of Perkins Village, about 8 miles East of Exeter and 1.6 miles from the village of Aylesbeare. Perkins Village has a church and has its own village hall. The village is in the catchment area for the outstanding Kings secondary school (Ottery St Mary) and the well-respected West Hill Primary school (Ofsted Good). Local attractions Crealy theme park (2.4 miles) and Greendale Farm shop (1.5 miles) are both easily accessed from Perkin's village and local nature reserve Ayelsbeare common (2.7 miles) is a recognised RSPB site perfect for a heathland wander.

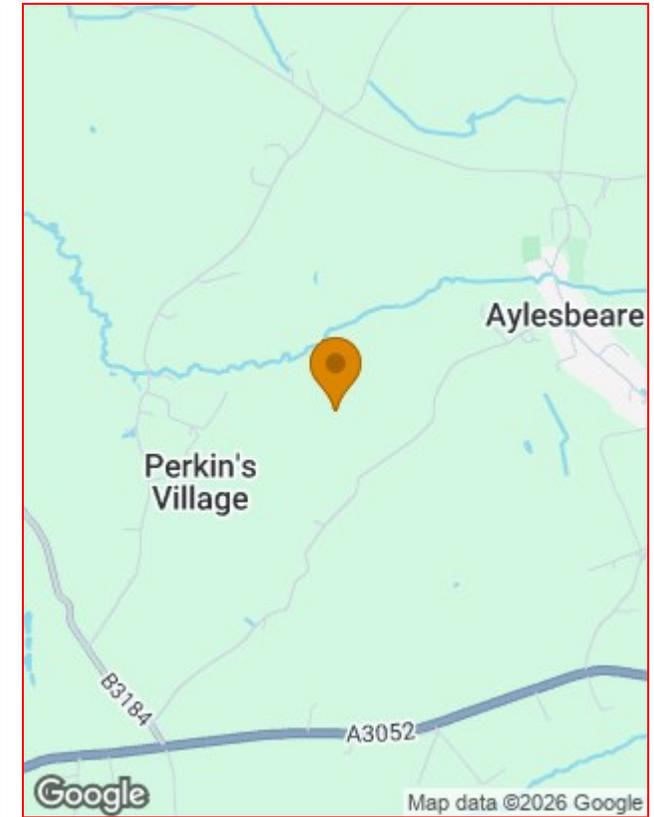
Despite its quiet rural location Perkins Village is very well connected to the rest of Devon and beyond with

the Sidmouth Road (A3052) providing speedy access to Exeter (8 miles) and the M5 (4.3 miles) and the A30 accessible in 3 miles connecting to Honiton and the A303 to London. Market towns such as Ottery St Mary (6.3 miles) and seaside locations such as Exmouth (7.7 miles), Sidmouth (8.2 miles) and Budleigh Salterton (9.1 miles) are also within easy reach. Cranbrook rail station (5.3) provides a direct link to Exeter Central (for the city centre) and St Davids stations (for mainline connections to London, and stations through to the North of England). Exeter Airport is only 2.5 miles from the property and Bristol Airport is 68 miles via the M5 and can be accessed in around 90 minutes (depending on traffic).

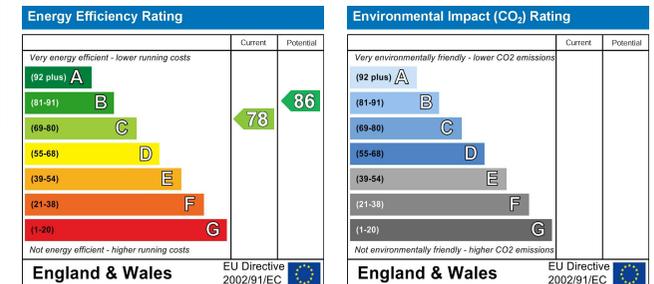
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Dunford-Brown Residential Office on 01884 824 888 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Spring Cottage Kerswell, Near Cullompton, Devon, EX152EP
 Tel: 01884 824 888 Email: paul@dunfordbrownresidential.co.uk <https://www.dunfordbrownresidential.co.uk>