



## The Old Granary, Bradley Farm, Shobrooke, EX17 4AJ

Guide Price £565,000

# The Old Granary

Bradley Farm, Crediton

- Large five bedroom barn conversion
- Exclusive courtyard setting with just five neighbours
- Superb kitchen/breakfast room and spacious living room
- Stunning mature gardens and entertaining spaces
- Two ensuites and family bathroom
- Garden room and evening sun terrace
- Wood-fired hot tub and BBQ area
- Solar panels with Feed-in Tariff income
- Garage with internal access and private parking
- Peaceful rural setting just five minutes from Crediton

The Old Granary is one of those homes that perfectly balances rural charm with everyday convenience. Forming part of an attractive courtyard development of just five converted barns, it enjoys a peaceful setting surrounded by countryside whilst being only five minutes from Crediton and around ten miles from Exeter. It's a location that feels wonderfully rural and secluded, yet is far more accessible than first impressions might suggest.

Lovingly converted and subsequently updated, The Old Granary blends character and craftsmanship with modern comforts. Entered through a traditional barn door, the welcoming hallway and beautiful staircase immediately set the tone for the quality found throughout the house.





The accommodation is generous and exceptionally versatile. The sitting room is a wonderfully light and comfortable space and since purchasing the property, the current owners have added a superb glazed garden room which creates a seamless connection between the sitting room and the gardens beyond, allowing the outside to be enjoyed whatever the season. Alongside is the spacious kitchen/breakfast room, very much the heart of the home, with ample workspace, a breakfast bar and plenty of room for family life and entertaining. A separate utility room provides excellent practicality and, importantly, gives direct access into the integral garage, meaning you can come and go without stepping outside, something many buyers will appreciate. A ground floor WC completes the accommodation.

On the first floor are five good sized bedrooms, two of which enjoy en-suite facilities, whilst the remaining bedrooms are served by the family bathroom. Many of the rooms enjoy lovely views across the gardens and surrounding countryside, adding to the feeling of peace and privacy.

The quality and presentation continue outside, where the gardens provide a wonderful extension to the living space. Beautifully arranged and providing colour, texture and interest throughout the seasons, they were originally designed to an award-winning standard using plants originating from previous Chelsea Flower Show Gold Medal gardens and have continued to evolve over the years.

Elsewhere, a raised decking and barbecue terrace catches the last of the evening sunshine and provides the perfect place to relax and entertain, complete with a wood-fired hot tub for those special occasions.



Practicality has not been forgotten either. There is private parking directly in front of the garage, a useful garden shed and the attractive courtyard setting gives a real sense of community without compromising privacy. Environmentally, the property is equally impressive. Solar PV panels generate electricity and continue to provide an attractive Feed-in Tariff income until 2036, currently producing approximately £1,550 to £1,650 per annum. Solar thermal panels help provide hot water. The property is heated via an oil fired boiler. There is piping in place for a ground source heat pump should a new owner wish to connect this.

Beautifully presented and thoughtfully improved, The Old Granary offers a lifestyle that is increasingly difficult to find. Combining character, generous accommodation and exceptional outside spaces, all within minutes of Crediton and easy reach of Exeter, it is a home that truly delivers the best of both worlds.

Please see the floorplan for room sizes.

Current Council Tax: Band D - Mid Devon

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Available as is Starlink for faster connections

Drainage: Shared private drainage

Heating: Oil central heating and wood-burners

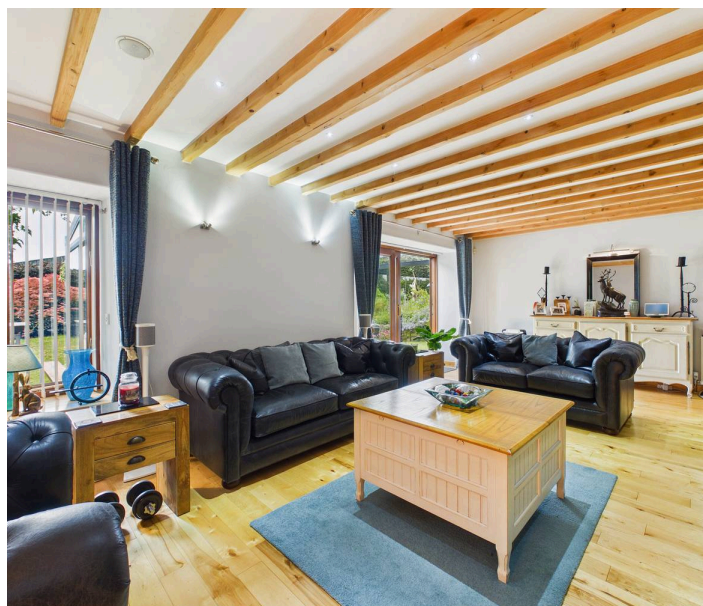
Construction: Stone/block

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.



## 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](http://www.ofcom.org.uk) or via the Ofcom coverage checker.

### Digital Photo Enhancement/Virtual Staging:

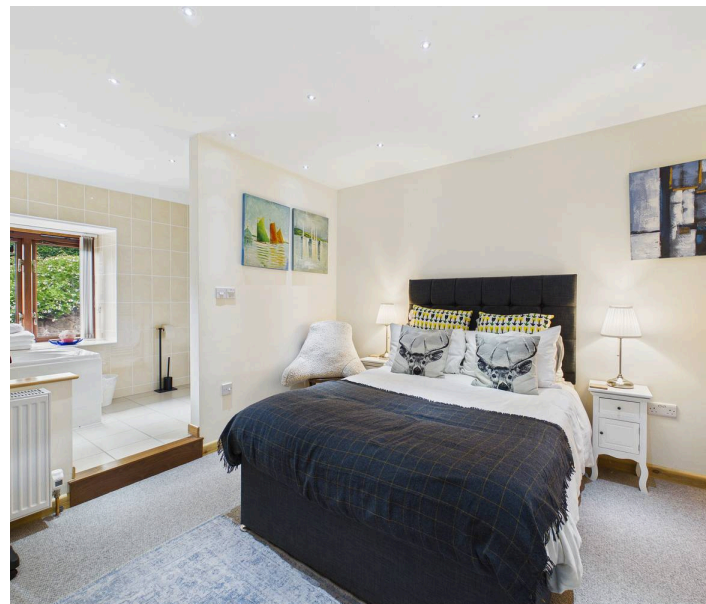
Some images in this brochure may have been digitally enhanced or virtually staged, for example by adding lighting effects, blue skies, twilight ambience, furniture or décor, to help illustrate how the property could look. These images are only illustrative and do not show the current fixtures, fittings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

### Estate Management Charge

This property is subject to a management charge, which contributes towards the maintenance and upkeep of communal areas and shared spaces. Such charges are common on modern housing developments.

### Private Drainage:

We're informed by the seller that the property has a private drainage system, which they advise is in working order. Buyers should satisfy themselves regarding its type, condition and regulatory compliance with their conveyancer.



### Heating Type :

We're informed by the seller that the property is heated via an oil central heating system. Buyers should confirm servicing arrangements and running costs.

**SHOBROOKE**, located 1½ miles north-east of Crediton, is a pretty village with thatched cottages dotted along the broad lane which forms the village's main thoroughfare. Sat among Devon's rolling hills, residents enjoy a peaceful existence but are also well served by an active village hall community offering a gamut of recreational pursuits from yoga to Ceilidh's. A network of footpaths provides opportunities for outdoor pursuits while nearby is Shobrooke Park, the gardens and parkland of a former stately home since demolished. A favourite with dog walkers, the park is home to a large fishing lake, a grassy amphitheatre, and holds a variety of events across the year. Crediton is a short drive away and offers a range of amenities; from independent shops, supermarkets to doctors and dentists. Crediton is also the nearest location for primary and secondary schooling.

### DIRECTIONS

Use EX17 4AJ and the what3words is  
///convinces.fines.parrot

Leave Crediton on the A3072 towards Tiverton. Go over Creedy Bridge and up the hill with Shobrooke Park on your right. At the top of the hill, turn left and then left again. After approx. 300m, turn right into the drive and when in the courtyard, the house is in the far right hand corner.





Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>

217.3 m<sup>2</sup>

Reduced headroom

0.4 m<sup>2</sup>

(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



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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.