



The Linhay Kentisbeare, Cullompton, Devon, EX15 2BU

Guide Price £700,000

- Luxurious, principal bedroom suite
- 3 further double bedrooms in a separate wing
- Magnificent dining hall
- Large en suite bathroom and dressing room
- Large sitting room with wood burner
- Bespoke fitted kitchen with

The Linhay Kentisbeare, Devon EX15 2BU

Watch the Seddons' Video Tour A stunning, Grade II listed, barn conversion, offering extensive and beautifully presented accommodation, lying in a tranquil rural hamlet, with quick motorway and rail access (London Paddington in 2 hours).



Council Tax Band: F



This impressive conversion of one of two Grade II listed barns lying opposite each other, was completed about 10 years ago to a very high standard by two visionary surveyors and their talented craftsmen. Whilst retaining its inherent charm and a wealth of original features and materials, the property is very well appointed, ensuring a highly efficient, economic and very comfortable home.

The space is amazing, with the principal bedroom suite built in the original hay loft, with original roof timbers along its length, and at one end, a dressing room, with extensive wardrobe space, and a large en suite bath/shower room with a free standing, eagle claw bath as a centrepiece and large shower cubicle. The magnificent dining hall lies below and is perfect for entertaining around a very long table, and next door is a second reception room, TV room or study. The bespoke kitchen/breakfast room has fully integrated 'Siemens' appliances, all 'A' rated, and engineered oak flooring. The galleried hall adjoining leads to the large sitting room, with a wood burner perfect for cosy winter evenings, and full height windows, overlooking the courtyard. Beyond, there is a large study, ideal for anyone wishing to work from home.

Stairs lead from the sitting room up to the long landing, with oak cruck beams, and from which there are three double bedrooms, the largest with a built-in wardrobe, and the family bathroom. This is fitted in a contemporary style with a freestanding bath, large shower cubicle, WC and oak topped vanity unit with washbasin.

Subtle lighting and large windows complete the light, spacious atmosphere and an air source heat pump provides a green and efficient source of energy to the property, with under floor heating throughout.

On approach to The Linhay, there is an oak framed, semi-detached, open garage for two vehicles. Access to the barn is via a generous, gravel forecourt, ideal for decorative planting. Beside the

barn, there is a small, pretty, established area of garden.

To conclude, our client has commented:

'The Linhay is our dream barn conversion; it blends traditional and modern features and is a stunning house in every season. We've been very lucky to call it our family home.'

Services: Mains water and electricity. Air source heat pump for central heating. Sewage treatment plant for drainage (shared with neighbour).

Tenure: Freehold.

Council Tax: Band F

Local Authority - Mid Devon District Council

Aller is a rural hamlet, lying between the popular villages of Kentisbeare and Plymtree, both with a full range of local amenities including good primary schools. Kentisbeare is a feeder school for the renowned secondary school, Uffculme School, Ofsted rated 'Good/Outstanding' across all areas. Both villages have local stores, pubs, churches and village halls.

The M5 motorway, rail links at Tiverton Parkway and Honiton, and the larger towns of Exeter and Taunton, all lie within easy reach, ideal for commuting. The Blackdown Hills lie nearby, a designated Area of Outstanding Natural Beauty, renowned for many activities including walks, horse riding and cycling. The North and South Devon coastlines and the moors of Exmoor and Dartmoor are all within a moderate drive, ideal for water sports and outdoor pursuits.

Exeter c.17 miles.

Honiton c. 8 miles.

Taunton c. 22 miles.

Tiverton c.14 miles.

Tiverton Parkway Station c. 8 miles.

Exeter Airport c. 16 miles.

Please see the floor plan for the dimensions. The internal photos have been taken with a wide-angle lens to show more of the rooms.



Directions

DIRECTIONS: From Junction 28 of the M5, proceed in the direction of Honiton on the A373, for approximately 2.5 miles. At Post Cross, turn right, signposted Plymtree and after about half a mile turn right into the gravel lane, just before Aller X. The barn has a Seddons' board displayed.

Viewings

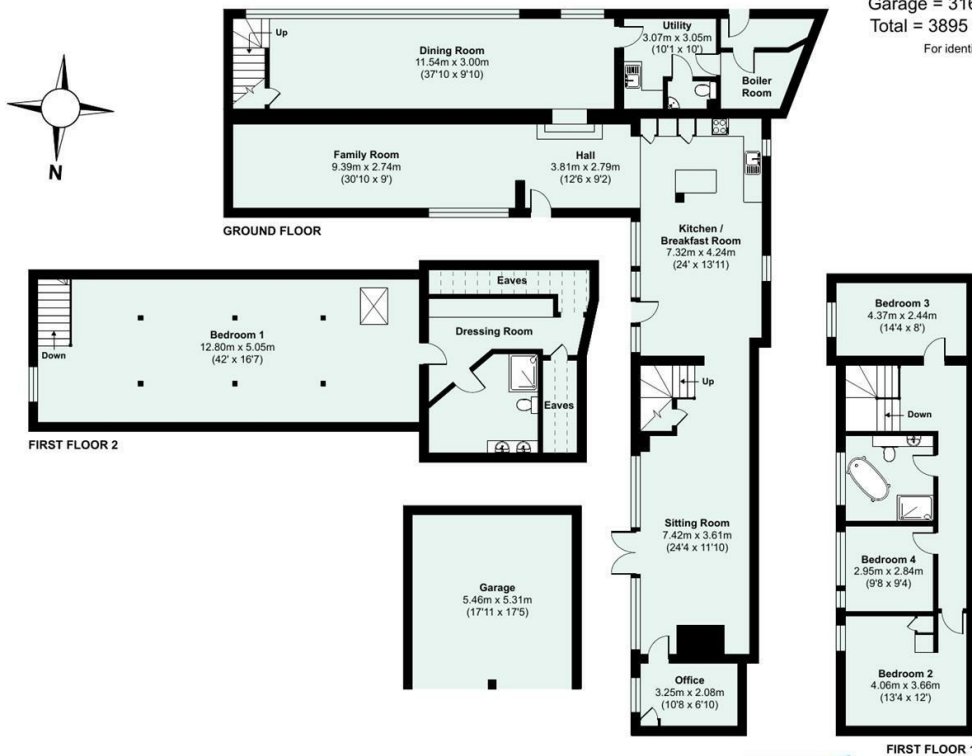
Viewings by arrangement only. Call 01884 32100 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	71
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approximate Area = 3468 sq ft / 322.2 sq m
 Limited Use Area(s) = 111 sq ft / 10.3 sq m
 Garage = 316 sq ft / 29.3 sq m
 Total = 3895 sq ft / 361.8 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthem 2025. Produced for Seddon Estate Agents LLP. REF: 1357137

