

STAGS

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

Offers In Excess Of £895,000

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)













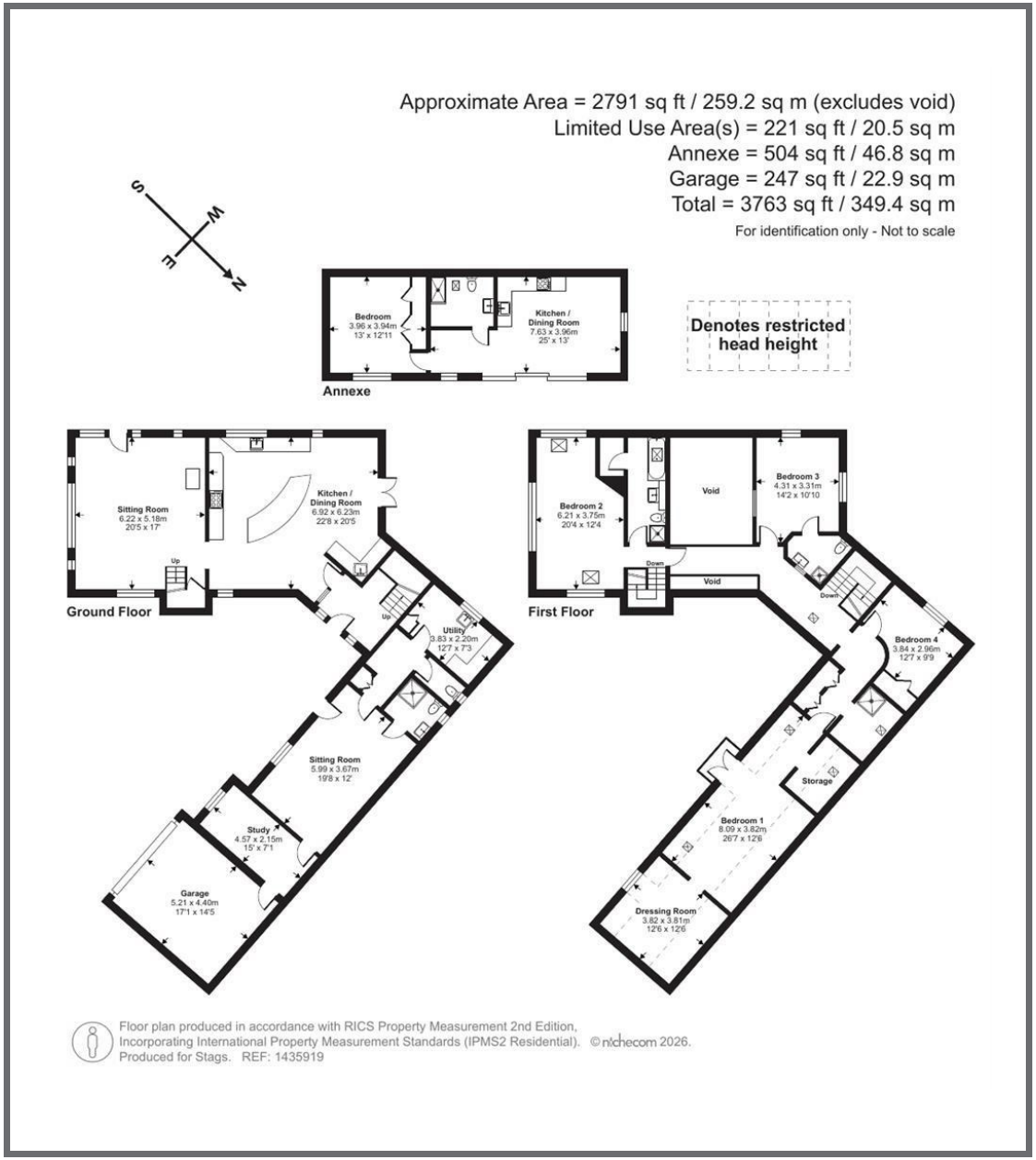




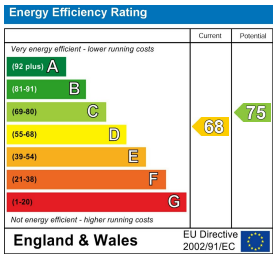


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