

Meadow Barn







Meadow Barn,

Mutterton, Cullompton, , EX15 1RB

Cullompton 3.2 miles; Exeter Airport 11.6 miles; Exeter City Centre 12.8 miles

A Fantastic 4930 sqft contemporary barn conversion with car barn/workshop in 4 acres

- Contempoary barn conversion
- 5 Bedroom (4 en suites)
- Air source & solar
- Virtually flat land
- Freehold
- 4930 sqft (sqm) of accommodation
- Private rural location
- Large car barn & workshop
- In all about 4.02 acres (1.63 ha)
- Council tax band G

Guide Price £1,400,000

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SITUATION

The property enjoys a peaceful rural setting, yet is only about three miles from the popular market town of Cullompton. The town offers a comprehensive range of amenities, including both primary and secondary schools, cafes, restaurants, and a variety of shops to meet day-to-day needs.

Cullompton provides convenient access to Junction 28 of the M5, offering excellent connectivity to Exeter, Taunton, Bristol, Plymouth, and beyond. Junction 27 of the M5 is around seven miles away and is home to Tiverton Parkway Station, which offers an intercity service to London Paddington in approximately 130 minutes.

DESCRIPTION

Converted by the current owners from a modern steel-framed building in 2018, this striking contemporary home showcases expansive glazing and lofty ceilings in the principal living space, flooding the interior with natural light and capturing panoramic views across the surrounding countryside. The property was constructed by the highly regarded local firm, Woofenden Construction.

Thoughtfully designed by the current owners to maximise the outlook over its own land, the property successfully combines cutting-edge architecture with sustainable timber frame construction. The result is a luxurious, light-filled home that exemplifies modern rural living at its finest.

ACCOMMODATION

The accommodation has been thoughtfully designed, with the main living areas positioned along the southern-western elevation to make the most of the views over the surrounding land.

A welcoming entrance leads into the impressive main sitting room, featuring a striking double-height ceiling and expansive bi-fold doors. This space flows seamlessly into a generous kitchen/dining room, beautifully fitted with contemporary cabinetry, a substantial island unit, and integrated appliances, all set beneath granite worktops. A fully shelved larder leads off from the kitchen. The ground floor also includes two spacious double bedrooms, each with en suite shower rooms, along with a cloakroom/WC, a plant room, a double-aspect office, and a large utility/boot room offering excellent storage and functionality. Granite flooring runs throughout the major part of the ground floor with solid oak flooring in the bedrooms and office and tiles in the en suites, all with underfloor heating, complementing the high-quality finishes. All internal doors are solid oak, and the majority of the blinds are electric. The property benefits from double glazing throughout.

A custom-made sweeping staircase rises to a galleried landing, which overlooks two sides of the sitting room and leads to three further bedrooms. The principal bedroom features a dressing room, an en suite bathroom, and a private balcony with views over the garden and paddocks. The second bedroom benefits from an en suite shower room, generous built-in storage and additional insulation, while the third also includes integrated storage space. Solid oak flooring runs throughout the entire first floor. A family bathroom, galleried study area, additional seating area and access to two useful loft areas complete the first floor.













CAR BARN & WORKSHOP

The three-bay car barn is open-sided to the front. A fourth bay has been enclosed to create a superb workshop , with a concrete floor and timber cladding, featuring timber double doors and stairs leading to an additional storage area above. This versatile space benefits from both light and power connections.

PARKING

A sweeping gravel drive runs in front of the house, whilst a second drive takes you to the car barn and additional parking area.

GARDEN AND GROUNDS

The garden has been thoughtfully landscaped to flow seamlessly into the adjoining paddock, with a spacious resin-surfaced patio positioned outside the main living area, ideal for enjoying the far-reaching rural views across the paddocks.

A second paddock lies beyond a substantial Devon bank, offering additional outside space.

The property is naturally sheltered on three sides by mature hedgerows and oak-lined banks, while the western boundary is defined by fencing adjoining neighbouring farmland.

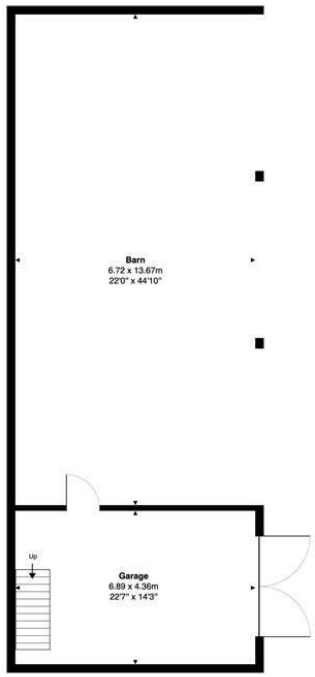
SERVICES

Mains electric and water (metered). Sewage treatment plant (private). Air source heat pump. Solar panels help provide hot water.
Starlink broadband currently used (300Mbps download/20Mbps upload). 5g via EE and Three likely to also be available. Mobile signal likely outside with all major networks (Ofcom, 2025).
3 years left on a 10 year new built warranty provided by Advantage (ACHI)

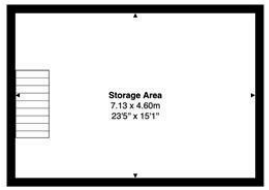
DIRECTIONS

What3Words: ///reacting.identify.windpipe

Meadow Barn, Lane To Chaldon Farm, Mutterton, EX15 1RB



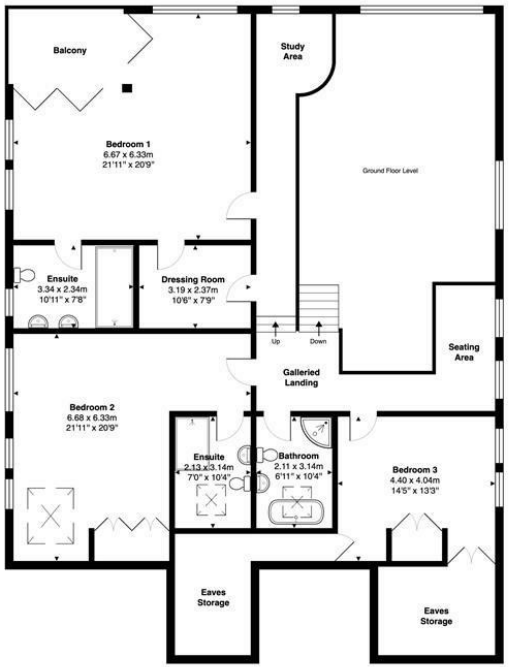
Barn - Ground Floor



Barn - First Floor



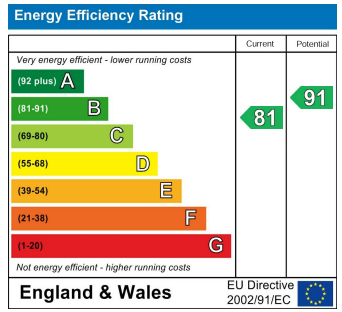
Ground Floor



First Floor

Total Area: 458.0 m² ... 4930 ft² (excluding balcony, barn, garage, storage area)

This floor plan is for illustrative purposes only and is not to scale. All measurements are approximate and should not be relied upon. While every effort has been made to ensure accuracy, no responsibility is taken for any errors, omissions, or misstatements.



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LANDMARK INFORMATION

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