



## Creedy Warren, Kennerleigh, EX17 4RU

Guide Price £770,000

# Creedy Warren

Kennerleigh, Crediton

- Incredible modern barn conversion
- Income potential via 2 bed annexe/holiday let
- 3 bedrooms and 3 bathrooms
- Set in three quarter acre plot
- Amazing gardens, polytunnel, log cabin
- Garage and parking with EV charging
- Eco conversion meaning lower energy costs
- Open plan living spaces
- Stunning countryside

Set just outside the pretty Mid Devon village of Kennerleigh, Creedy Warren is one of a small collection of barn conversions surrounded by rolling countryside and far from main roads. It's a peaceful and private setting, yet still accessible, offering a genuine sense of retreat while remaining within reach of Crediton and Exeter.

Converted by the current owners around 2014–15 for their own occupation, the approach was very much about quality and longevity. The result is a thoughtfully designed home that works with its environment rather than against it. Eco credentials are a key part of the story, with solar PV tiles, solar thermal panels, air source heat pumps and underfloor heating all combining to create an efficient and comfortable living environment. Rainwater harvesting and a treatment plant further enhance the sustainability of the property, while modern additions such as an EV charger are





already in place. Overall, with the barn (3) and the cottage (2), there are 5 bedrooms to choose from.

The main barn offers well balanced accommodation with a large open plan living space on the ground floor, divided into natural zones for cooking, dining and relaxing. A double sided woodburner provides a central focal point, helping to define the space while maintaining a sociable layout. The kitchen is well equipped with high quality appliances and polished granite worktops, while a separate utility and plant room add to the practicality. Also on the ground floor is a generous bedroom with en-suite, and a welcoming entrance porch. Upstairs, there are two further bedrooms, both with en-suites, along with a spacious landing that works well as a study area.

The cottage sits separately from the main barn, with its own parking and garden space, allowing it to remain private when in use. It offers two bedrooms, a living and dining space, kitchen and bathroom, and is ideal for use as ancillary accommodation for family members, or for holiday letting, subject to the existing planning restrictions but note it cannot be occupied as a permanent, separate home.

Outside, the property sits within approximately three quarters of an acre of gardens and grounds. A sweeping driveway provides ample parking and leads to the garage, while a large patio and ornamental pond sit to the front of the barn. The gardens themselves are both attractive and productive, with established beds, lawns and pathways connecting different areas. A polytunnel, greenhouse and fruit and vegetable beds offer the opportunity for self-sufficiency, while a log cabin set further into the garden provides a useful additional space for hobbies or home working.



Overall, Creedy Warren offers a rare combination of flexibility, sustainability and setting, with accommodation that can adapt to a variety of lifestyles, whether for multigenerational living, income generation or simply enjoying a well designed home in the countryside.

Please see the floorplan for room sizes.

Current Council Tax: Band E - Mid Devon

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Private treatment plant

Heating: Air source Heat Pumps with underfloor heating to both properties

Construction: Stone/block

Listed: No

Conservation Area:

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.

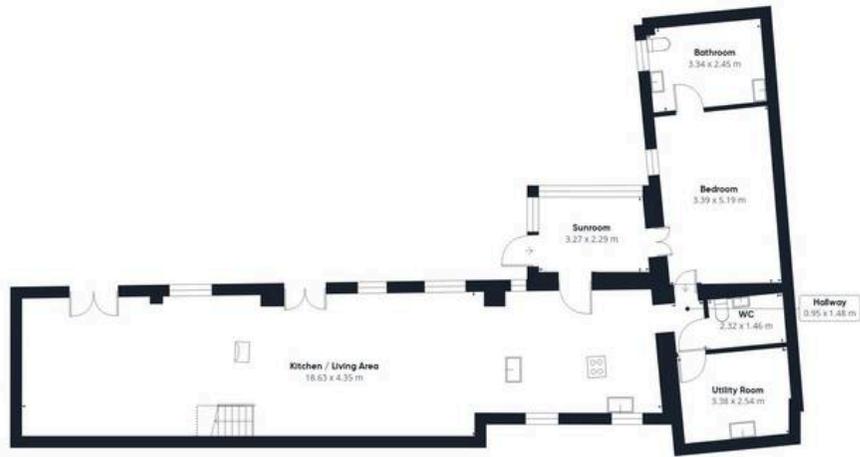
#### Agents Notes:

#### 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.







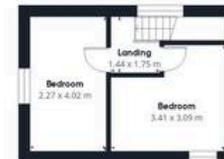
Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 1 Building 2

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

250.2 m<sup>2</sup>

Reduced headroom

2.1 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



### **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.

### **Virtual Staging:**

Some images in this brochure may have been digitally enhanced or virtually staged, for example by adding lighting effects, 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.

### **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.



DIRECTIONS : For sat-nav use EX17 4RU and the What3Words address is [///pint.convey.firework](https://www.what3words.com/pint.convey.firework)

but if you want the traditional directions, please read on.

From Crediton, head to Sandford and onto Kennerleigh. Go through the village of Kennerleigh and out the otherside. After approx. 500m, turn right at Cross Hill Cross as signed to Creedy Mill. Follow this lane for approx. 0.6 miles and you'll reach the collection of barns. Turn right at the junction and immediately left into a private lane and the driveway is the first on the left.



# Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

[property@helmores.com](mailto:property@helmores.com)

[helmores.com/](http://helmores.com/)

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