



Brimbles







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Poughill, Crediton, Devon, EX17 4LE

Cheriton Fitzpaine 1.7 Miles | Tiverton 10 Miles | Exeter 10 Miles

A spacious Grade II listed, five-bedroom barn conversion, together with attached period outbuildings with potential, indoor swimming pool and around 0.5 acres in all.

- Spacious & Flexible Barn Conversion
- Large Kitchen/Dining Room
- Attached period Outbuildings with Potential
- Indoor Swimming Pool
- Council Tax Band tbc
- 5 Bedrooms. 4 Bathrooms
- Two Reception Rooms
- In all 0.5 Acres
- Tiverton & Exeter 10 Miles
- Freehold

Guide Price £650,000

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SITUATION

Tucked away amongst the beautiful Devon countryside the property is just 1.7 miles from the local village of Cheriton Fitzpaine, with amenities including primary school, church, 2 public houses, village hall with post office and community shop. Wider amenities can be found in Crediton, approximately 7 miles, with shops, supermarkets and leisure facilities. The city of Exeter is 10 miles with main line rail station and M5 J30 access. Tiverton also has Tiverton Parkway station and access to the M5 at J27 – approximately 18 miles. A good range of state and private schooling is on offer locally, in particular Exeter school and Blundell's school at Tiverton are in the area and easily accessible. The property remains well placed for access to Exmoor, nearby to the North, or the beaches of both North and South-East Devon.

DESCRIPTION

This attractive period former barn is Grade II listed was originally converted in 2004. The extensive accommodation over 2 floors allows flexibility of use with 4-6 bedrooms and 1-3 reception rooms and four bathrooms allowing potential for multi-generational living or large family space. Outside are large gardens and grounds with plenty of family space, with further land available under separate negotiation.

An adjoining indoor swimming pool adds a touch of luxury but could also provide other uses.

Attached is a further period barn extending to over 2400SqFt and providing excellent scope for a number of uses, including storage, workshop, and subject to necessary planning home/ office/ business use. The outbuildings would benefit from some improvement or renovation.

ACCOMMODATION

Double doors open into the entrance hallway with built-in storage with tiled flooring running throughout the ground-floor providing continuity between rooms. Lying centrally, with exposed beams, the spacious kitchen/dining room features a beautiful timber-framed, south-facing glass wall featuring two sets of double doors providing a wonderful, light-filled space for gatherings and entertainments. The kitchen offers a range of timber units, range cooker with extractor over, and space for further appliances. A useful pantry cupboard offers further storage. To the east of the entrance hallway, can be found; a office/ snug space with access to the rear garden, a bedroom and family bathroom comprising of bath with shower over, wash basin and WC. Beyond lies the large, ground-floor master bedroom with built-in wardrobe and en-suite. This wonderful space benefits from double doors opening on to the gravelled courtyard.

Stairs rise to the expansive sitting room with a vaulted ceiling, glass roof panel, exposed beams and wood burner. Timber floors run throughout with a corridor leading through to two bedrooms and family bathroom, as well as a spacious first-floor master bedroom with built-in storage and ensuite shower room.





INDOOR SWIMMING POOL

An indoor swimming pool is located to the south-west end of the property with both internal access via the kitchen/dining room and separate external access. Two separate shower units and separate WC are located just off the main pool area.

Access to the plant room can also be gained from the main pool area.

OUTSIDE

Double gates open into a large, gravelled turning and a parking area for numerous vehicles and hardstanding for boat/ caravan etc. Access to the adjoining barn is via a shared drive with an area to the front providing further parking.

To the rear is a large area of fenced and maintained gardens mainly laid to lawn with trees beyond. Outside of this is paddock land, with excellent potential and backing onto an orchard. The whole extends to 0.5 acres with further land available by separate negotiation.

SERVICES

Mains Electricity and Water. Private drainage. Metered hot water for heating and domestic use, including the pool is supplied via an offsite biomass boiler.

Ofcom predicted broadband services – Standard Available.

Ofcom predicted mobile coverage for voice and data: Internal (variable) – O2 and Three.

External – EE, Three, O2 and Vodafone.

Local Authority: Mid Devon District Council

VIEWINGS

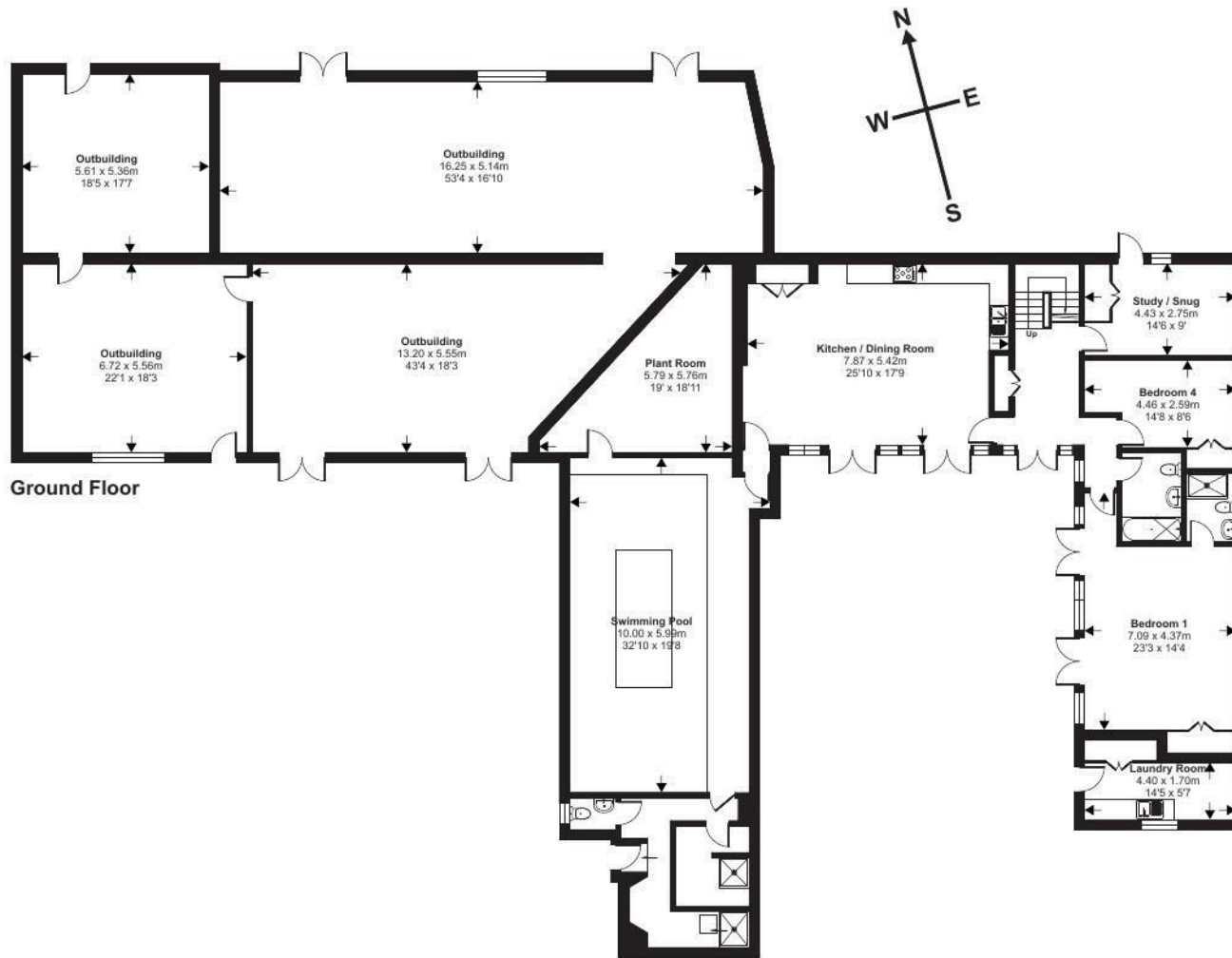
Strictly through the agents, Stags Tiverton.

DIRECTIONS

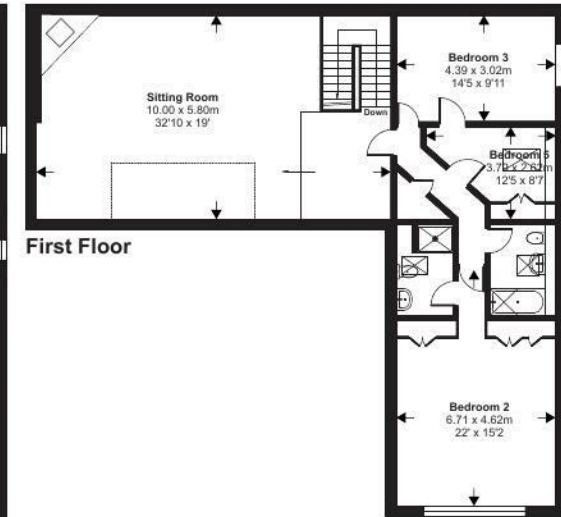
What3Words: ///radiating.exploring.penned

Google Drop Pin: <https://maps.app.goo.gl/Ge6jUogchYe5L9Hj9>





Approximate Area = 3639 sq ft / 338 sq m
 Outbuildings = 2450 sq ft / 227.6 sq m
 Total = 6089 sq ft / 565.6 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). © nichecom 2026. Produced for Stags. REF: 1448538



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