



Ford Barn



# Ford Barn

Coleford, Crediton, Devon, EX17 5DG

Exeter (14 miles), Crediton (4 miles), Okehampton (11 miles)

An impressive newly built residence, finished to exacting standards and offering beautifully appointed flexible family accommodation in one of Devon's most charming rural locations.

- Stunning 'grand designs' style property
- Equestrian potential - 3.86 acres in total
- Pre-App approval for a ménage & stable block (STP)
- Small stream running the length of the land
- Council Tax Band: TBC
- 4/5 bedrooms, one ensuite
- Annexe potential with own entrance
- Large carport
- PEA band B with potential to band A
- Freehold

## Guide Price £975,000

### SITUATION

Set amidst the unspoilt rolling countryside of Mid Devon, this exceptional property enjoys a peaceful and private position near the sought-after village of Coleford. A quintessential rural setting, the area offers a perfect balance of seclusion and accessibility, with far-reaching views and a sense of tranquillity rarely found. The charming village of Coleford is steeped in history and a strong local community. The nearby market town of Crediton (approximately 4 miles) provides a comprehensive range of everyday amenities including independent shops, supermarkets, a health centre, leisure facilities, and schooling for all ages.

The cathedral city of Exeter (approximately 14 miles) offers an extensive selection of retail, cultural and business facilities, along with mainline rail services to London Paddington and Waterloo, an international airport, and access to the M5 motorway. The surrounding countryside is a haven for outdoor enthusiasts, with footpaths, bridleways and riding routes in abundance. Dartmoor National Park lies within easy reach, offering thousands of acres of rugged moorland and stunning scenery to explore.

### DESCRIPTION

Occupying a most picturesque and peaceful setting, Ford Farm Barn is an impressive newly built residence, finished to exacting standards and offering beautifully appointed family accommodation in one of Devon's most charming rural locations. This striking barn-style home offers nearly 3305 sq ft of flexible living space, thoughtfully designed to combine contemporary luxury with traditional architectural character. The property enjoys excellent natural light, a high level of finish throughout, and generous proportions suited to modern family life or multi-generational living.



## ACCOMMODATION

The ground floor is arranged to provide a seamless flow of living and entertaining space. Key features include a spacious sitting room with double aspect bi-folding doors and wood burner, a separate family room, and a superb kitchen/dining area fitted with Howdens appliances and stylish cabinetry and bi-folding doors opening onto the garden terrace. Practical elements include a utility, pump room, understairs storage cupboard and shower room, along with an additional ground floor reception room that could serve as a further sitting room or bedroom.

On the first floor, the principal suite benefits from well-appointed en-suite shower room and ceiling to floor windows with views over the surrounding countryside. There are two further bedrooms served by a family bathroom, with an additional dressing room or airing cupboard offering further flexibility. A secondary staircase on the eastern side of the barn leads to an impressive dual-aspect sitting room/bedroom, ideal as a guest suite, studio or home office.

## OUTSIDE

Approached via an electric gated entrance, the property opens onto a gravelled driveway and timber-framed carport complete with EV charging point. The gardens lie to both the front and rear of the house with a terrace running the full length of the house. A stream borders the bottom of the garden and a second entrance provides further parking, and beyond this, the land extends to the west of the house, making the total plot approximately 3.86 acres. A pre-application has been approved in principle for the siting of a ménage, along with a stable block and tack room. Please speak to the agent for further information.

## SERVICES

Utilities: Mains electric and water (metered)

Drainage: Private

Heating: Air Source Heat Pump - Air zoned

Electric charging point

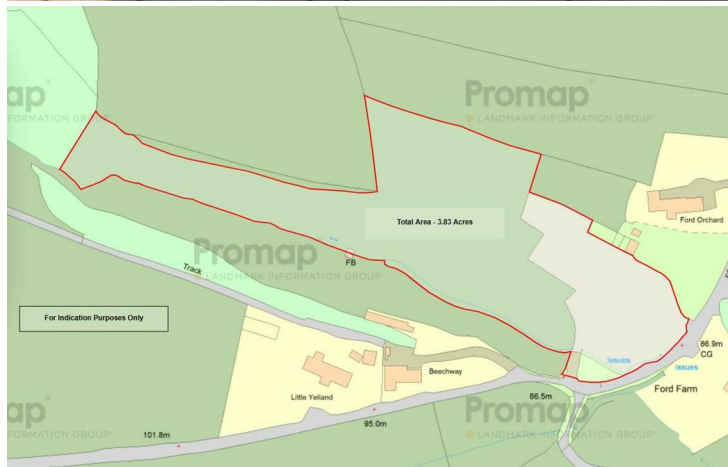
## AGENTS NOTES

Right of access - TBC. The property benefits from a Professional Consultants Certificate (PCC). Building Regulations certificates will be provided. Please note some of the images have been digitally staged.

## DIRECTIONS

From Exeter, take the A377 north-west towards Crediton. On approaching Crediton, exit onto the A3072 heading west towards Okehampton and proceed for approximately 3 miles. As you near Colebrook, continue past the village church, then turn left onto the narrow lane leading into Colebrook. Follow this lane for roughly 1 mile until you reach the private gated entrance for Ford Farm Barn on the right-hand side. The property is accessed via electric gates, leading to the oak-framed carport.

WHAT3WORDS \\liner.seriously.visits



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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

21/22 Southernhay West, Exeter, Devon, EX1 1PR

exeter@stags.co.uk

01392 255202

Approximate Area = 3305 sq ft / 307 sq m (excludes voids)  
For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nixecom 2024. Produced for Stags. REF: 1276335