



5 The Barns, Shobrooke, EX17 1BJ

Guide Price £240,000

5 The Barns

Shobrooke, Crediton

- Characterful three-bedroom barn conversion
- Vaulted ceilings & exposed timbers
- Large kitchen/dining room
- Living room with wood-burning stove
- Principal bedroom with en-suite
- Three bedrooms
- Large shared gardens & grounds
- Two allocated parking spaces
- Semi-rural setting near Shobrooke
- Easy reach of Crediton & Exeter

5 Efford Barns is a really appealing combination of character, space and setting. Part of a small collection of converted barns in a semi-rural position near Shobrooke, it has many of the features you'd hope to find in a barn conversion, with exposed timbers, vaulted ceilings and a wood-burning stove, while still working really well as a practical three-bedroom home. The location gives you that feeling of being out in the Devon countryside, but with Crediton close by and Exeter within easy reach.

Inside, the rooms are well proportioned and there's a nice flow to the ground floor. The living room has plenty of character, with the wood-burning stove providing a natural focal point, while the kitchen and dining areas are partially divided at present, which works well, although there's scope to





open them up further if you wanted one larger farmhouse-style kitchen/dining space. Upstairs, the vaulted ceilings and exposed timbers really come into their own, bringing height, light and character to the first floor. There are three bedrooms, with the principal having its own en-suite, alongside the family bathroom.

Outside, the barns sit within large shared gardens and grounds, giving you plenty of green space to enjoy without the upkeep of a large garden entirely of your own. There's a communal courtyard and parking area, with spaces for No. 5. It's a lovely setup for someone drawn to the character and rural feel of a barn conversion, but who still wants a manageable home with good connections to Crediton and Exeter.

Please see the floorplan for room sizes.

Current Council Tax: Band C - Mid Devon

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Standard - Starlink also available.

Drainage: Private (shared and within management co)

Heating: Wood burner and electric heating

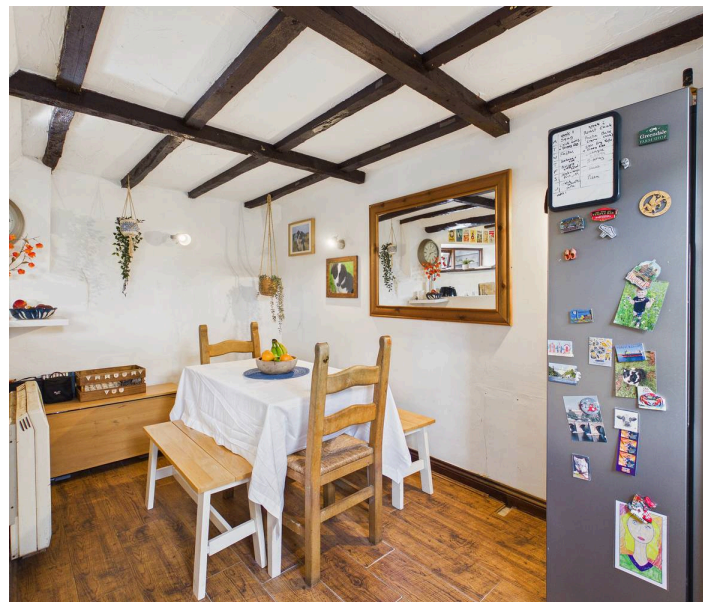
Construction: Brick/block converted in the 1990's

Listed: No

Conservation Area: No

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.

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 or via the Ofcom coverage checker.

Digital Photo Enhancement/Virtual Staging:

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

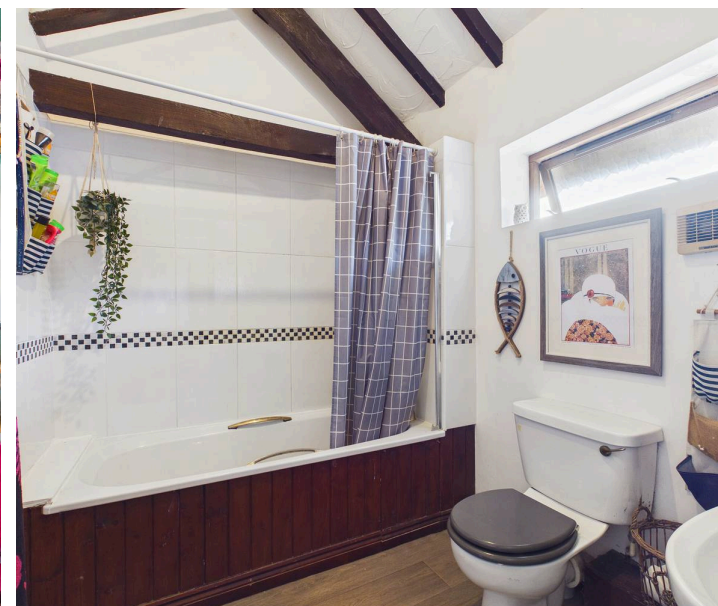
Estate Management Charge

Efford Barns has a management company responsible for the communal areas, including the shared gardens and grounds, courtyard and parking areas, together with the communal private drainage system. Each property contributes towards these costs and is currently £75 per month payable to Agent Valid Ltd

The gardens and grounds are communal and are not for the exclusive use of No. 5.

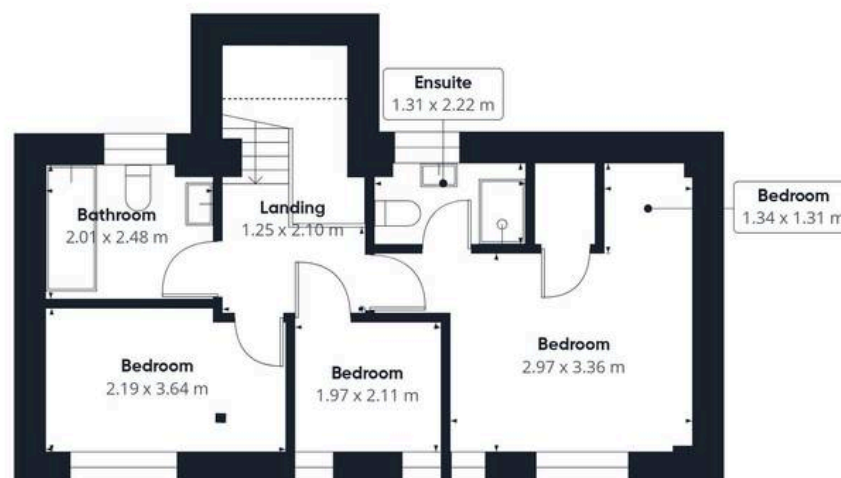
Private Drainage:

Covered in management co.





Floor 0



Floor 1

Approximate total area⁽¹⁾

80.7 m²

Reduced headroom

0.2 m²

(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





Shared / Communal Areas:

Covered in management co.

SHOBROOKE, located 1½ miles north-east of Crediton, is a pretty village with thatched cottages dotted along the broad lane which forms the village's main thoroughfare. Sat among Devon's rolling hills, residents enjoy a peaceful existence but are also well served by an active village hall community offering a gamut of recreational pursuits from yoga to Ceilidh's. A network of footpaths provides opportunities for outdoor pursuits while nearby is Shobrooke Park, the gardens and parkland of a former stately home since demolished. A favourite with dog walkers, the park is home to a large fishing lake, a grassy amphitheatre, and holds a variety of events across the year. Crediton is a short drive away and offers a range of amenities; from independent shops, supermarkets to doctors and dentists. Crediton is also the nearest location for primary and secondary schooling.

DIRECTIONS

Use EX17 1BJ or the what3words is
 ///cabbage.unlocking.width

From Crediton, go through Shobrooke and out the other side until reaching the T-junction, turn right and follow the road for approx. 0.6 miles and turn left into the driveway to The Barns. Park in the carpark and walk down into the courtyard, bear right and No 5 will be found on the left in the far corner.



Helmore's

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.