Hillerton Cross Farm, Spreyton, EX17 5AT

Guide Price **£950,000**

Hillerton Cross Farm

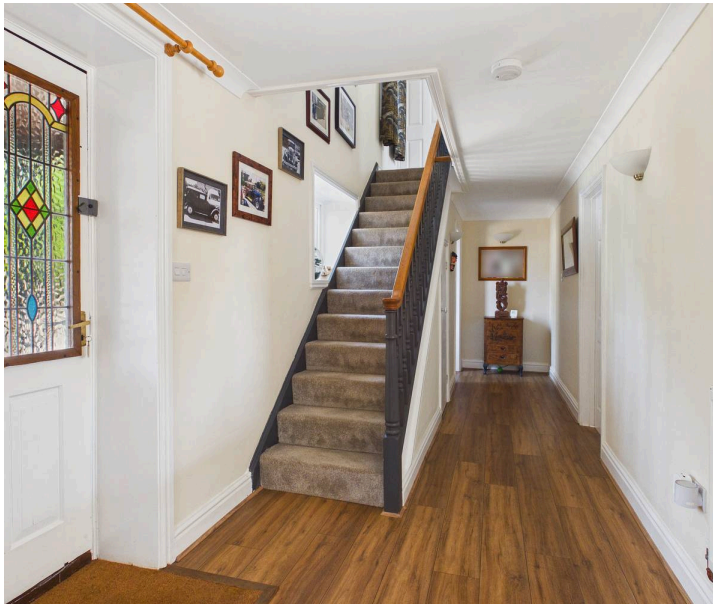
Spreyton, Crediton

- 5 bedroom detached barn conversion
- 5.23 acres of ground including a paddock
- 1 bedroom substantial annexe
- Heated indoor swimming pool
- Large agricultural buildings
- Further barn with potential (STP)
- Garaging and plentiful parking
- Ringfenced with no rights of way
- Well maintained grounds & accommodation
- Rural quiet location

A substantial barn conversion set within approximately 5.23 acres of ring-fenced grounds, combining extensive living space with a wide range of outbuildings, leisure facilities and flexible accommodation.

The property centres around a five-bedroom red brick barn conversion, offering generous rooms and a layout suited to both family life and entertaining. The main kitchen and dining area is arranged as an open-plan space, fitted with sage green shaker-style units and quartz worktops, creating a practical and sociable heart to the house. A utility room and ground floor WC add day-to-day convenience. The main lounge is notably spacious and centred around a wood-burning stove, bringing warmth and character to the room.

Upstairs are five double bedrooms, including a principal bedroom with en-suite. There is also access to a boarded attic, providing substantial additional storage.



A particularly valuable feature is the attached one-bedroom annexe, which is internally connected yet also benefits from its own separate entrance and outside space. The annexe includes a large lounge with patio doors, a kitchen fitted with dark grey shaker-style units, and a bathroom with both bath and separate shower. This arrangement lends itself well to multi-generational living, guest accommodation or potential income use.

Beyond the residential accommodation, the property includes an extensive leisure and entertainment area. An L-shaped building currently houses a games and party room complete with bar area and sink, alongside a heated indoor swimming pool with its own changing room, shower and WC facilities.

Outside, the grounds have been arranged to balance practical use with more relaxed outdoor areas. A newly built patio sits alongside a wildlife pond and productive vegetable garden with two polytunnels.

The outbuildings and agricultural structures are a major part of the property's appeal. A large, enclosed barn offers space for workshop use, storage or vehicle housing, while a second open-style agricultural barn provides further flexibility. In addition, there are three garages with up-and-over doors along with further storage buildings, a red brick potting shed and a brick-built chicken shed with scope for repair or future use, subject to any necessary permissions.

The grounds extend to approximately 5.23 acres, fully enclosed and without public rights of way crossing the land. A large front yard provides parking for numerous vehicles and easy access to the outbuildings. Further practical features include 16 solar panels with a feed-in tariff and timber double-glazed windows throughout the main house.

Overall, this is a property with a broad range of possibilities, combining substantial living accommodation with leisure facilities, workshop and storage space, and land suited to a variety of lifestyles and long-term uses.

Please see the floorplan for room sizes.

Current Council Tax: Band F – West Devon 2026/27 - £3,722.70 Annexe Band A

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Ultrafast 1800Mbps

Drainage: Private drainage

Heating: Oil fired central heating, woodburning stove, Solar

Construction: Brick

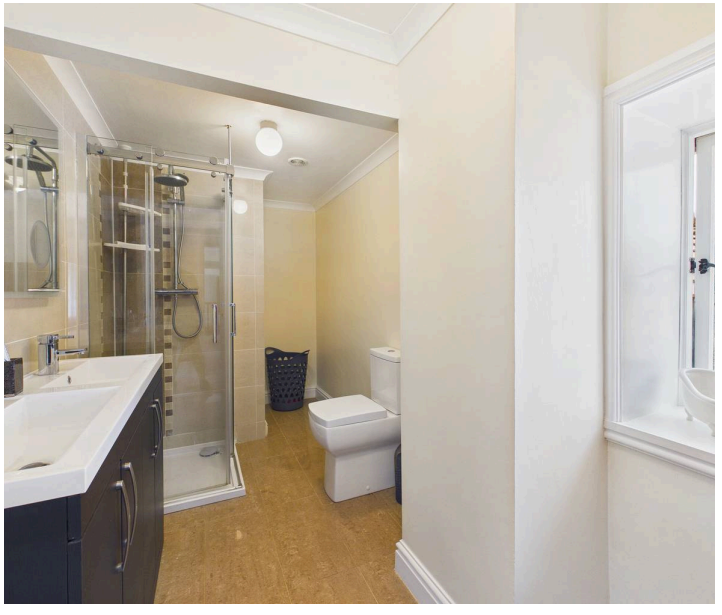
Listed: No

Conservation Area: No

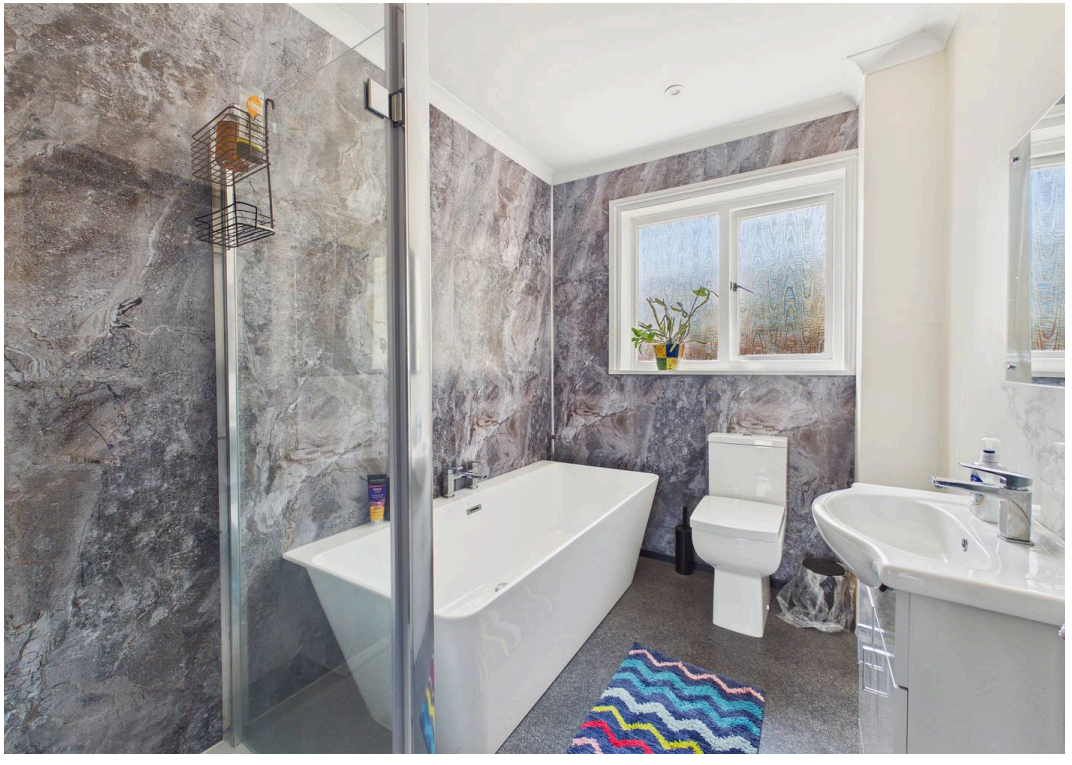
Tenure: Freehold

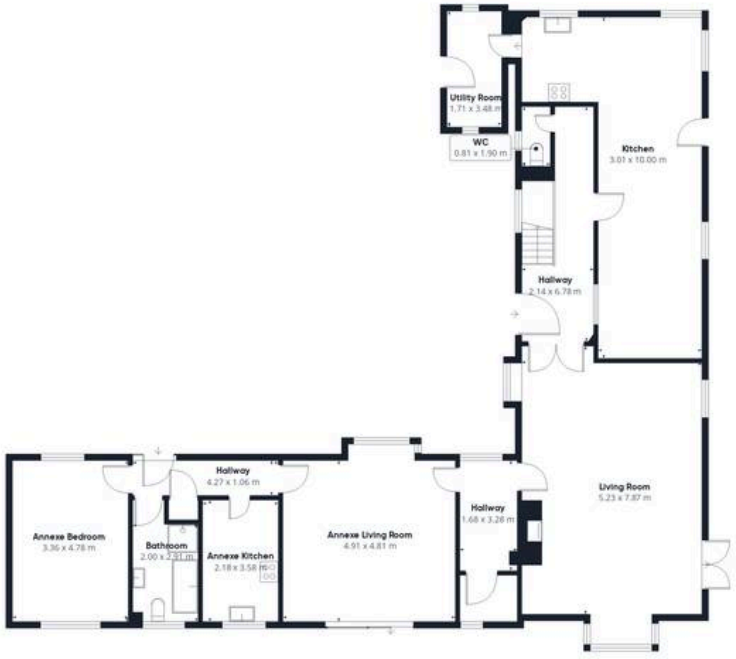
Buyers' Compliance Fee Notice: Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

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.

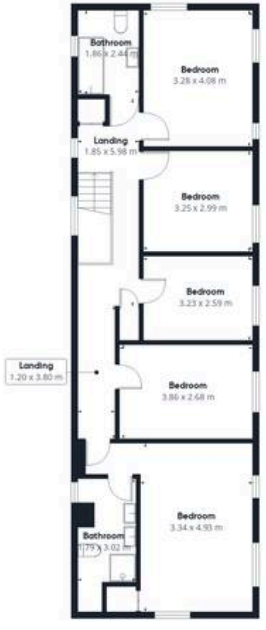


Montpellier





Floor 0



Floor 1

HELMORES
SINCE 1699

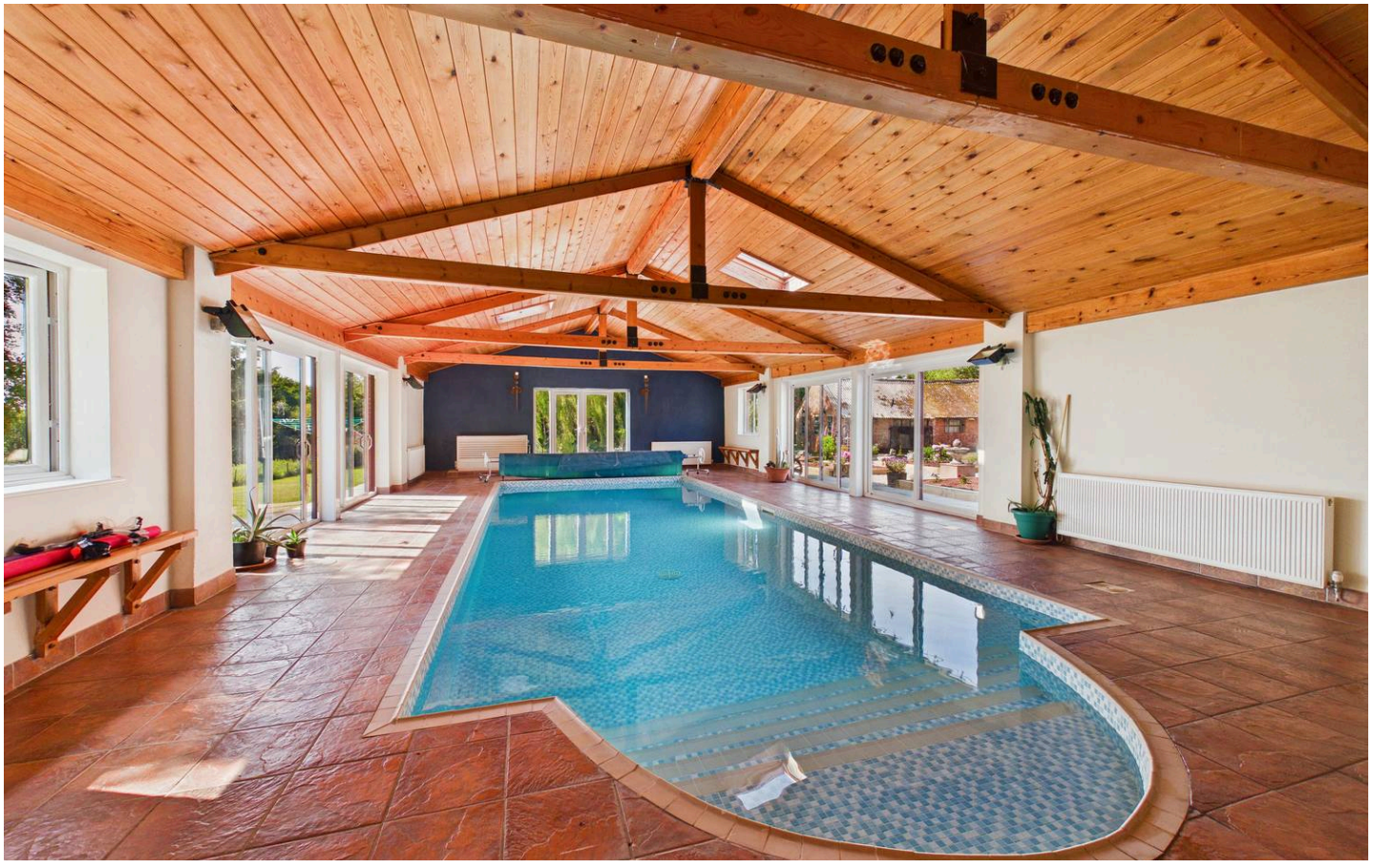
Approximate total area(1)

251 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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 had a new water treatment plant installed. Buyers should satisfy themselves regarding its type, condition and regulatory compliance with their conveyancer.

DIRECTIONS : From the A377 in Bow, take Station Road towards Spreyton. On a sharp left bend, take a left turn toward Hillerton. Continue along and go straight across at Hillerton Cross and the property is the next on the left.

For Sat Nav: EX17 5AT

What3Words: ///fields.convinced.requests

Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

property@helmores.com

helmores.com/

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.