



The Old Granary Wheatcroft Farm, Plymtree, EX15 1RA
Price Guide £1,250,000

The Old Granary is an exceptional brand-new country residence extending to approximately 4,970 sq ft, occupying one of the most desirable plots within the exclusive Wheatcroft Farm development. Combining striking barn-inspired architecture with contemporary luxury and outstanding energy efficiency, this impressive home sits within approximately 1.6 acres of gardens and paddock. Part exchange may be considered, and the property benefits from a 10-year structural warranty.

Designed for modern family living, the accommodation centres around a stunning kitchen, family and dining room, creating the perfect space for everyday life and entertaining. A substantial lounge provides a separate reception room, whilst a dedicated games room and versatile study/gym offer excellent flexibility.

The first floor features five generous double bedrooms, each benefiting from its own private en-suite, creating exceptional accommodation for family members and guests alike.

Built to exacting modern standards, The Old Granary benefits from an air source heat pump, underfloor heating throughout and solar photovoltaic panels, ensuring outstanding comfort and energy efficiency.

Outside, the property enjoys a beautiful south facing aspect, a substantial paddock, a picturesque stream forming part of the boundary, a driveway with parking and a detached double garage. The grounds provide a wonderful sense of privacy and space whilst enjoying attractive views across the surrounding Devon countryside.

Situated within easy reach of Cullompton, Exeter and the M5 along with Tiverton Parkway mainline train station, The Old Granary offers a rare opportunity to acquire a substantial new-build home combining nearly 5,000 sq ft of luxury accommodation with exceptional grounds and a truly enviable rural setting.



A Flagship Home

The Old Granary is one of the most impressive homes within the exclusive Wheatcroft Farm development. Extending to approximately 4,970 square feet and occupying south facing grounds of around 1.6 acres, this exceptional new-build residence combines striking barn-inspired architecture with luxurious contemporary living.

Set within a generous plot comprising landscaped gardens, a substantial paddock and a picturesque stream forming part of the boundary, The Old Granary offers an outstanding lifestyle opportunity in one of Mid Devon's most desirable countryside locations.

Designed to an exceptional standard throughout, the property seamlessly blends impressive proportions, high-quality finishes and cutting-edge energy-efficient technology.

Designed Around Modern Family Living

The heart of The Old Granary is the magnificent kitchen, family and dining room. This spectacular open-plan space has been created to provide the perfect environment for both everyday living and large-scale entertaining, with an abundance of natural light and direct access to the surrounding gardens.

A substantial formal lounge offers a separate reception room for quieter evenings and more intimate gatherings, whilst the dedicated games room provides an excellent leisure and entertainment space for the whole family.

A further two large reception rooms creates flexibility, allowing the home to adapt effortlessly to modern working patterns and family requirements.

Practicality has also been carefully considered, with features like a a log burner and underfloor heating along with a utility room, plant room and cloakroom completing the ground floor accommodation.

Five Luxury Bedroom Suites

The first floor has been thoughtfully designed to provide five exceptional double bedrooms, each benefiting from its own private en-suite bathroom or shower room.

The huge principal suite provides a luxurious retreat, enjoying attractive views across the property's grounds and the surrounding countryside. The remaining bedroom suites offer generous proportions and privacy, creating ideal accommodation for both family members and guests.

The layout has been carefully arranged to maximise comfort, space and natural light throughout.



Sustainable Living Without Compromise

Built to the highest modern standards, The Old Granary has sustainability at its core.

An air source heat pump provides efficient heating throughout the property, whilst underfloor heating delivers exceptional comfort across both floors. Solar photovoltaic panels further enhance the home's environmental credentials, helping to reduce running costs and improve overall energy performance.

The result is a home that combines luxury living with outstanding efficiency and long-term sustainability.

Exceptional Grounds & Setting

Occupying approximately 1.6 acres, The Long Barn enjoys some of the most impressive grounds within Wheatcroft Farm.

The large paved areas and gardens provide a superb entertaining space and adjoining paddock provides extensive outdoor space and flexibility for a variety of uses. A picturesque stream forms part of the boundary, creating a wonderful natural feature and enhancing the peaceful countryside setting.

A detached double garage and driveway parking provide excellent practicality, complementing the generous accommodation on offer.

Disclaimer

Please note that some images used within this brochure are computer-generated imagery (CGI) and are intended for illustrative purposes only. Certain photographs may also depict other completed homes or plots within the Wheatcroft Farm development and are included to demonstrate the anticipated specification, finish and style of the development.

Whilst every effort has been made to ensure the accuracy of the information contained within this brochure, all dimensions, floorplans, layouts, specifications and details are provided as a guide only and may be subject to change during the construction process.

The site plan is indicative only and should not be relied upon as an exact representation of boundaries, landscaping, plot

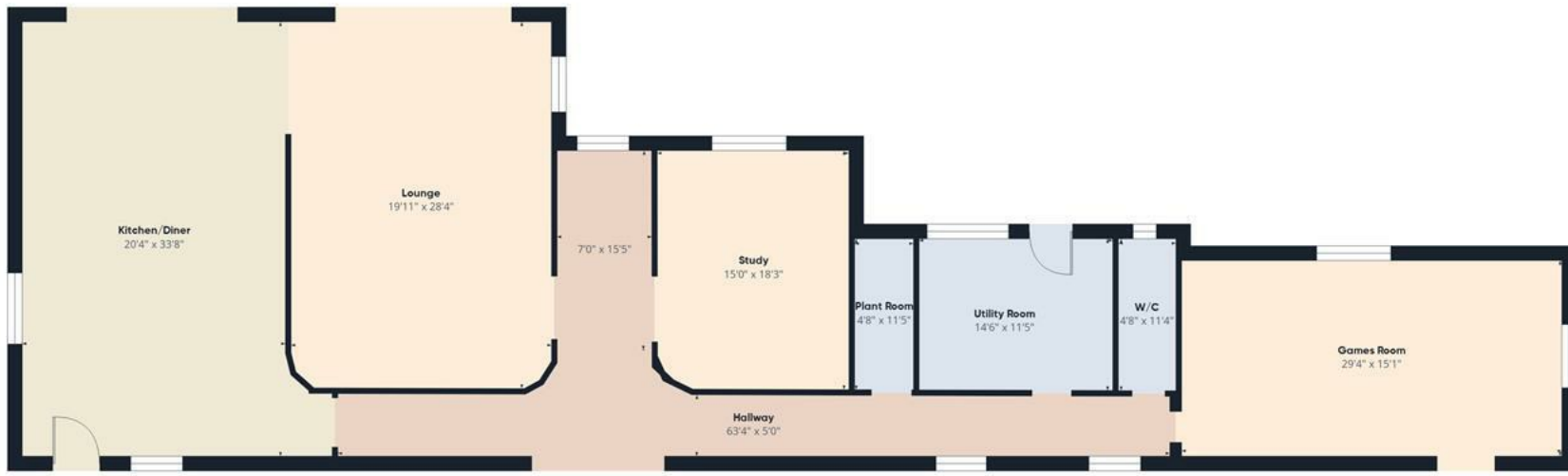


positions, orientation, roads, parking arrangements or neighbouring properties. Purchasers should satisfy themselves as to the final layout and specification through their own enquiries.

Computer-generated images, artist impressions and photographs are for marketing purposes only and do not form part of any contract, warranty or representation. Any furniture, landscaping, fixtures or fittings shown are for illustrative purposes unless specifically included within the sales particulars.

Prospective purchasers are advised to consult with Francis Louis and review all legal documentation before proceeding with a purchase.





Ground Floor

Approximate total area⁽¹⁾
4970 ft²



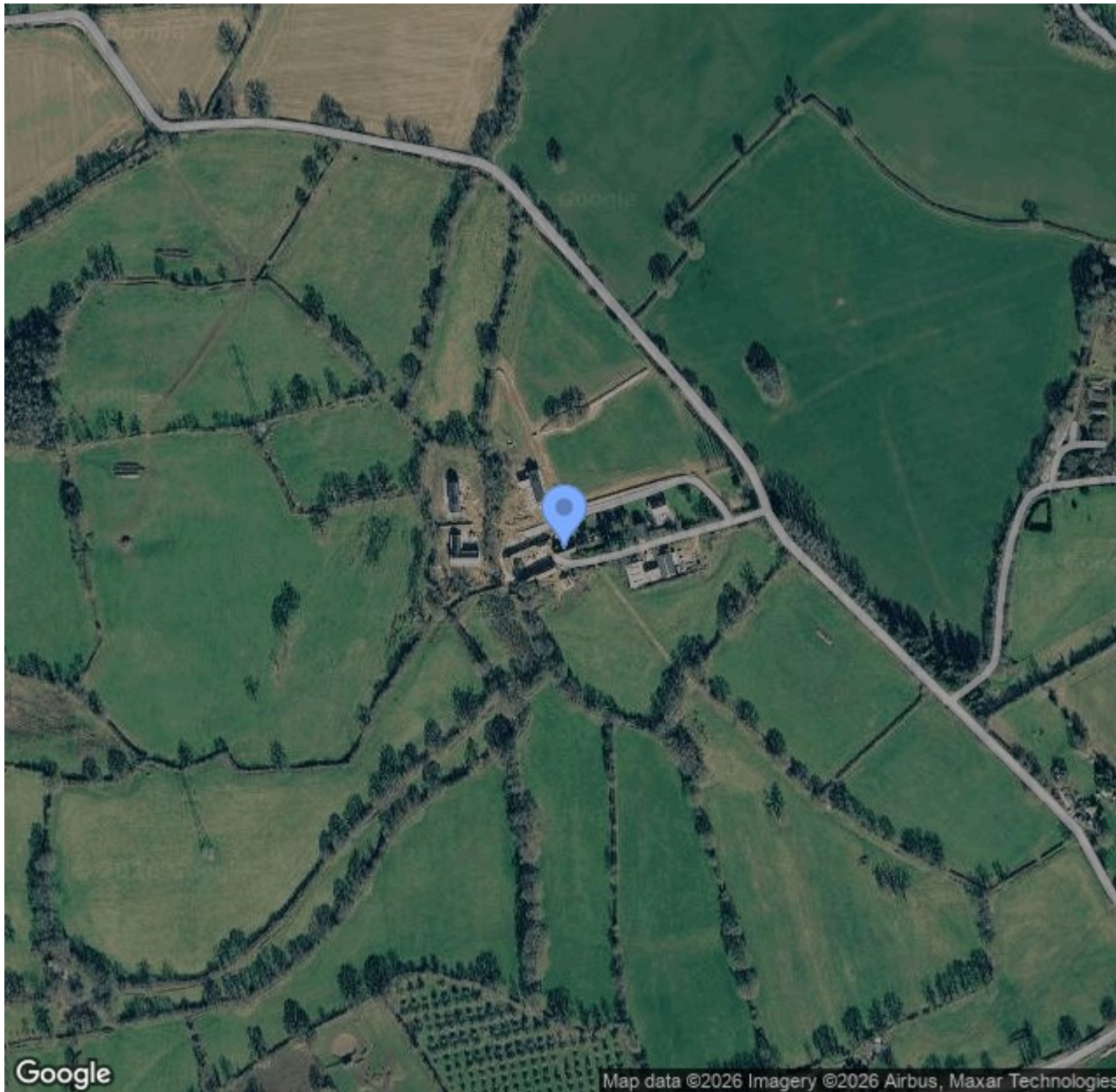
Floor 1



(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.





- Approx. 4,970 sq ft of accommodation
- Approx. 1.6 acres including gardens and paddock
- Part Exchange Considered
- Extensive driveway parking
- Brand-new detached country residence
- Exclusive Wheatcroft Farm development
- Five double bedrooms
- Five en-suite bathrooms
- Study / gym
- Dedicated games room