



Barton Cottage



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Newton St. Cyres, Exeter, Devon, EX5 5DA

Crediton (3.5 miles) Exeter City Centre (5 miles) A30/M5
transport links (6 miles)

A rare and exciting opportunity to create a superb family home in a convenient yet idyllic setting close to Exeter, with considerable scope for multi-generational living or the incorporation of income-generating elements.

- Opportunity for superb family home
- 7/8 bedroom property with studio annex
- Large three roomed outbuilding
- Close to excellent transport links
- Council Tax Band (D) main house & (A) studio annex
- Multigeneration living options
- Quiet location yet close to Exeter
- In need of general updating
- EPC Band - (E) main house & (D) studio annex
- Freehold

Guide Price £750,000

SITUATION

Nestled within the tranquil Devon countryside, Barton Cottage enjoys a discreet yet highly desirable position on the edge of the sought-after village setting of Newton St. Cyres. Surrounded by gently undulating farmland and mature hedgerows, the property offers an exceptional sense of privacy and rural charm, while remaining conveniently accessible to nearby market towns and transport links.

The area is renowned for its excellent local amenities, including well-regarded schools, traditional pubs, and independent shops, all within easy reach. For those seeking outdoor pursuits, the surrounding landscape offers abundant opportunities for walking, riding, and exploring, with the East Devon Area of Outstanding Natural Beauty just a short distance away. Barton Cottage therefore represents a rare opportunity to enjoy an idyllic rural lifestyle without compromise, combining seclusion, accessibility, and the enduring appeal of Devon's countryside.



DESCRIPTION

Barton Cottage is an impressive and highly versatile seven/eight-bedroom residence, set within a delightful rural setting and enjoying far-reaching, unspoilt views across the surrounding countryside. The property is complemented by a charming front garden and a private rear courtyard, offering both attractive outlooks and sheltered outdoor space. Currently arranged to provide flexible and adaptable accommodation, Barton Cottage includes a self-contained one-bedroom studio apartment, ideal for ancillary use, guest accommodation or potential income generation. The principal accommodation is thoughtfully divided into two distinct wings, each offering well-proportioned and comfortable living spaces.

One wing comprises three bedrooms, including a well-appointed principal bedroom with en suite facilities, alongside a separate family bathroom. The living accommodation includes a welcoming sitting room, a dedicated study, and a spacious kitchen/dining room well suited to both everyday living and entertaining.

The second wing offers equally generous accommodation, with three further bedrooms, a family bathroom, and a ground floor shower room. This section also benefits from its own kitchen and an additional study, providing excellent flexibility for multi-generational living or those seeking a degree of independence within the home.

Altogether, Barton Cottage presents a rare opportunity to acquire a substantial and adaptable country residence, ideally suited to a variety of uses, all set against a picturesque and peaceful rural backdrop.

GARDEN AND OUTBUILDINGS

The gardens at Barton Cottage are predominantly laid to lawn and interspersed with mature trees, including a fine Magnolia grandiflora, with well-stocked beds bordering a sheltered patio ideal for outdoor dining. The grounds enjoy a high degree of privacy, a peaceful rural outlook, and ample parking. A useful outbuilding provides general storage, while a substantial attached range incorporates a large workshop and ancillary rooms, including a former gym, offering excellent potential for a variety of uses, subject to the necessary consents, with an existing link to the main house. To the opposite side, a secure walled courtyard patio, accessed from the kitchens, creates a delightful sun trap, ideal for children, pets, and entertaining.

SERVICES

Utilities: Mains electricity, drainage and water

Central Heating: Oil Fired

EPC: 47(E)

EE, Three, O2 and Vodafone mobile network likely available (Ofcom)

Standard broadband available (Ofcom)

AGENT'S NOTE

There is a flying freehold and a party wall at the property - please ask agent for more details.

DIRECTIONS

what3words - ///pixies.signature.strike

From the A377 in Newton St Cyres - turn into the lane with the Stags sign. Follow this road all the way down, over the cattle grid and round to the black metal gates at the entrance of Barton Cottage.



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.



Denotes restricted head height

Approximate Area = 2492 sq ft / 231.5 sq m
 Limited Use Area(s) = 79 sq ft / 7.3 sq m
 Annexe & Wood Store = 2105 sq ft / 195.5 sq m
 Total = 4676 sq ft / 434.3 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). © nitchcom 2026. Produced for Stags. REF: 1448508



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	47	
(21-38)	F		
(1-20)	G		68
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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