

Guide Price £365,000



2 Court Place Barn, Cove, Devon, EX16 7RT

- Stunning views across the Exe Valley
- Utility and cloakroom
- Galleried bedroom
- Attractive garden with views
- Beautiful semi-rural location
- Open plan kitchen/dining room
- Impressive first floor sitting room
- Double bedroom and bathroom
- Private parking
- Bampton c. 2.5 miles, Tiverton c. 4.5 miles

Sales, Lettings, Mortgages:

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500

2 Court Place Barn, Cove EX16 7RT

A delightful semi-detached barn conversion with beautiful Exe Valley views, garden and parking, situated in a semi-rural location on the edge of Cove, close to both Bampton and Tiverton.



Council Tax Band: D



An attractive semi-detached barn conversion enjoying a delightful elevated position on the edge of the popular Exe Valley village of Cove, with stunning views across the valley and surrounding countryside.

No. 2 Court Place Barn is quietly tucked away in a beautiful semi-rural setting, conveniently positioned roughly midway between Bampton and Tiverton. Both towns offer an excellent range of amenities, with Bampton providing independent shops, cafés, pubs, a historic 15th-century church and doctors’ surgery, whilst Tiverton offers a wider selection of shops and supermarkets, including an M&S Foodhall. The M5 is approximately 12 miles away via the A361 North Devon Link Road, providing easy access to Exeter and Bristol, whilst Tiverton Parkway railway station offers regular mainline services to London Paddington in around two hours. The surrounding countryside provides superb opportunities for walking, riding and cycling, with Exmoor National Park and the North Devon coast both within easy reach.

The barn was thoughtfully converted approximately 30 years ago, designed to take full advantage of its wonderful position and far-reaching views. The property retains plenty of character, including exposed stone walls, beams and

large windows which flood the accommodation with natural light.

The well-proportioned accommodation is arranged over two floors, with the ground floor comprising a spacious open-plan kitchen/dining room, useful utility room and cloakroom. On the first floor, an impressive galleried sitting room extends into the eaves and features a woodburning stove, two large windows and beautiful views across the Exe Valley. Overlooking the sitting room is a galleried double bedroom, which could equally lend itself to use as a study. A further staircase leads to a double bedroom and bathroom.

To the front of the property is an attractive landscaped garden, mainly paved and gravelled to provide a low-maintenance outdoor space, perfectly positioned to enjoy the wonderful valley views. Steps lead down to the private parking area, providing space for at least two vehicles.

Tenure: Freehold
Council Tax: Band D
Services: Propane gas-fired central heating. Mains electricity and water. Septic tank drainage (shared with next door).
Local Authority: Mid Devon District Council



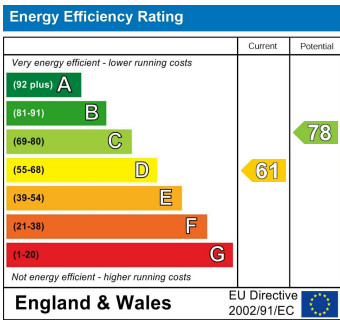
Directions

From Bampton, proceed towards Tiverton for approximately 2.5 miles, passing Cove Nurseries on the left. Take the next turning left and continue a short distance up the hill, where the entrance to the property will be found on the left, marked by a Seddons board.

Viewings

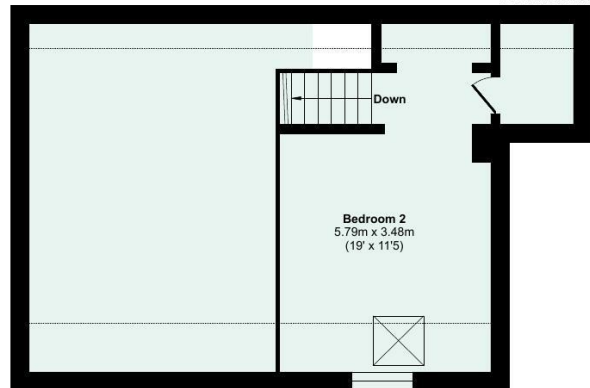
Viewings by arrangement only. Call 01398 332006 to make an appointment.

EPC Rating:

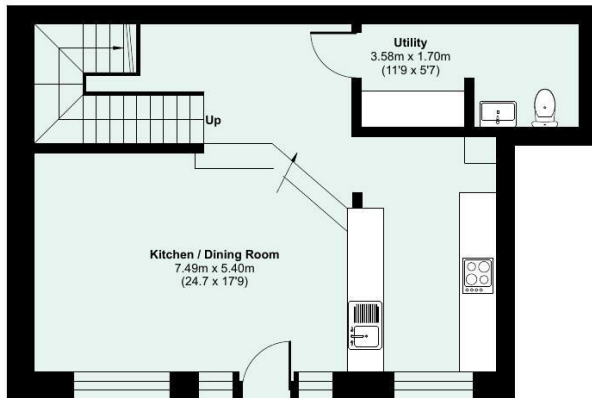




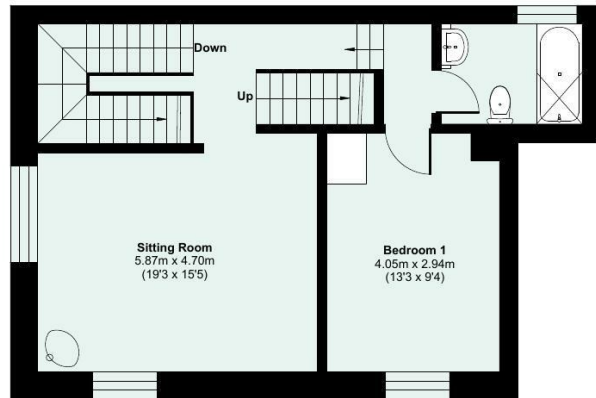
Approximate Area = 1192 sq ft / 110.7 sq m
 Limited Use Area(s) = 14 sq ft / 1.3 sq m
 Total = 1206 sq ft / 112 sq m
 For identification only - Not to scale



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Seddon Estate Agents LLP. REF: 1515808.

