



East Barn



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Buckerell, Honiton, EX14 3QD

Feniton Station 3.5 miles The Kings School 5.5 miles

A rural semi-detached 3 double bedroom barn conversion surrounded by nearby farmland in 1/5 acre.

- 3 Double Bedrooms
- Sitting Room With Wood Burner
- Front And Rear Gardens
- EPC Band E
- Freehold
- Main en suite
- Double Aspect Kitchen
- In all About: 0.2 acres (0.08 ha)
- No Onward Chain
- Council tax band D

## Guide Price £425,000

Located just east of Buckerell, this semi-detached barn conversion enjoys a peaceful rural setting surrounded by farmland and rolling East Devon countryside. Nearby Feniton offers a shop, primary school, and a mainline railway station to Exeter and London Waterloo.

Set on the edge of a small development of attractive brick barns with slate roofs, the property blends traditional character with modern comfort. Features include vaulted ceilings, underfloor heating, exposed beams, and light-filled rooms.

The accommodation comprises an entrance hall, a bright sitting room with log burner, and a spacious double-aspect kitchen/diner with fitted units, electric oven, LPG hob, and access to the rear garden.

There are three well-sized bedrooms, all with built-in storage. The main bedroom has an en suite shower room. There is a separate family bathroom.

Outside are two garden areas: a large lawn to the rear with the remains of a stone outbuilding, and an enclosed front garden with apple trees and a patio. Parking is adjacent to the property.

Mains electric and water. LPG gas heating. Shared private drainage. Fibre broadband (up to 1,000 Mbps) and mobile coverage outside via EE, Three, Vodafone and O2 (OFCOM). There are a number of estate covenants for mutual benefit, further details from the agents.

What3words: ///woods.classed.removals





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.



East Barn, Access To Deer Park Farm, Buckereil, EX14 3QD

**Total Area: 99.8 m<sup>2</sup> ... 1074 ft<sup>2</sup>**

This floor plan is for illustrative purposes only and is not to scale. All measurements are approximate and should not be relied upon. While every effort has been made to ensure accuracy, no responsibility is taken for any errors, omissions, or misstatements.



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	50	64
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Bank House, 66 High Street,  
Honiton, Devon, EX14 1PS

honiton@stags.co.uk  
01404 45885