



Hasswell Barn, Stockleigh Pomeroy, EX17 4AZ

Guide Price £575,000

Hasswell Barn

Stockleigh Pomeroy, Crediton

- Detached contemporary barn conversion in Mid Devon countryside
- Between Crediton and Bickleigh with views towards Raddon Top
- Striking open plan kitchen and dining space with oak framing
- First floor living room with glazed gable and countryside views
- Two double bedrooms both with en-suites
- High quality finish throughout with modern design and character
- Converted around five years ago with efficient, comfortable living
- Maturing landscaped gardens with multiple seating areas
- Detached outbuilding with potential for annexe or workspace (stp)
- Ample parking with direct access from the A3072

Situated between Crediton and Bickleigh, with open views stretching towards Raddon Top, Haswells Barn is a contemporary conversion that stands out for both its design and the way it sits within the landscape. Originally part of Haswells Farm, the barn was converted around five years ago and now offers a detached home that balances modern living with the character of the original structure.

The location works particularly well. It has that rural feel, surrounded by fields and open countryside, yet it's not tucked away down miles of lanes. The driveway leads directly off the A3072, making day to day travel straightforward, with easy access to Crediton, Tiverton and Exeter, while Cheriton Fitzpaine is just a short drive for village amenities.





From the outside, the quality is immediately apparent. The combination of traditional materials, oak framing and the glazed gable gives a clear indication of the style inside. The gardens have been thoughtfully landscaped and are starting to mature, with planted beds, climbing greenery and a number of seating areas that allow you to follow the sun or take in the views at different points of the day. Internally, the house is arranged over two floors with a reverse level layout, designed to make the most of the outlook. The ground floor is anchored by a large kitchen and dining space, which feels open and sociable, with plenty of room for everyday living as well as entertaining. We love the AGA too - the icing on the cake of a country property, and this one is total control electric (with remote control) giving the modern touches to a rural classic. The finishes are clean and well chosen, giving a contemporary feel without losing warmth. At the far end of the building sits a generous double bedroom with its own en-suite, offering a comfortable and slightly more private space. A cloakroom completes this level.

The staircase rises through the open space to the first floor, where the main living room is positioned to take full advantage of the glazed gable end. This is a standout room, light, airy and framed by the surrounding countryside, creating a strong connection between inside and out. It's a space that works equally well for quiet evenings or when the house is full. Also on this floor is a second double bedroom with an en-suite, finished with a freestanding bath, adding a slightly more luxurious feel to the space.

Outside, the plot has been kept manageable while still offering a good amount of usable space. There is ample parking and a natural flow between the house and garden, making it easy to enjoy in all seasons.



A real bonus is the detached, semi-converted barn. Currently used as a utility and additional space, it offers clear potential for further development, whether as ancillary accommodation, a studio or a work from home setup, subject to any necessary permissions.

Overall, this is a well executed and thoughtfully designed home. It offers a sense of space and quality that you don't always find, with the added benefit of a convenient rural position and scope to do more if required.

Please see the floorplan for room sizes.

Current Council Tax: Band C – Mid Devon

Utilities: Mains electric, water, telephone & broadband

Broadband within this postcode: Superfast Enabled

Drainage: Mains water

Heating: Oil fired central heating & underfloor heating throughout

Construction: Stone, block, timber framed

Listed: No

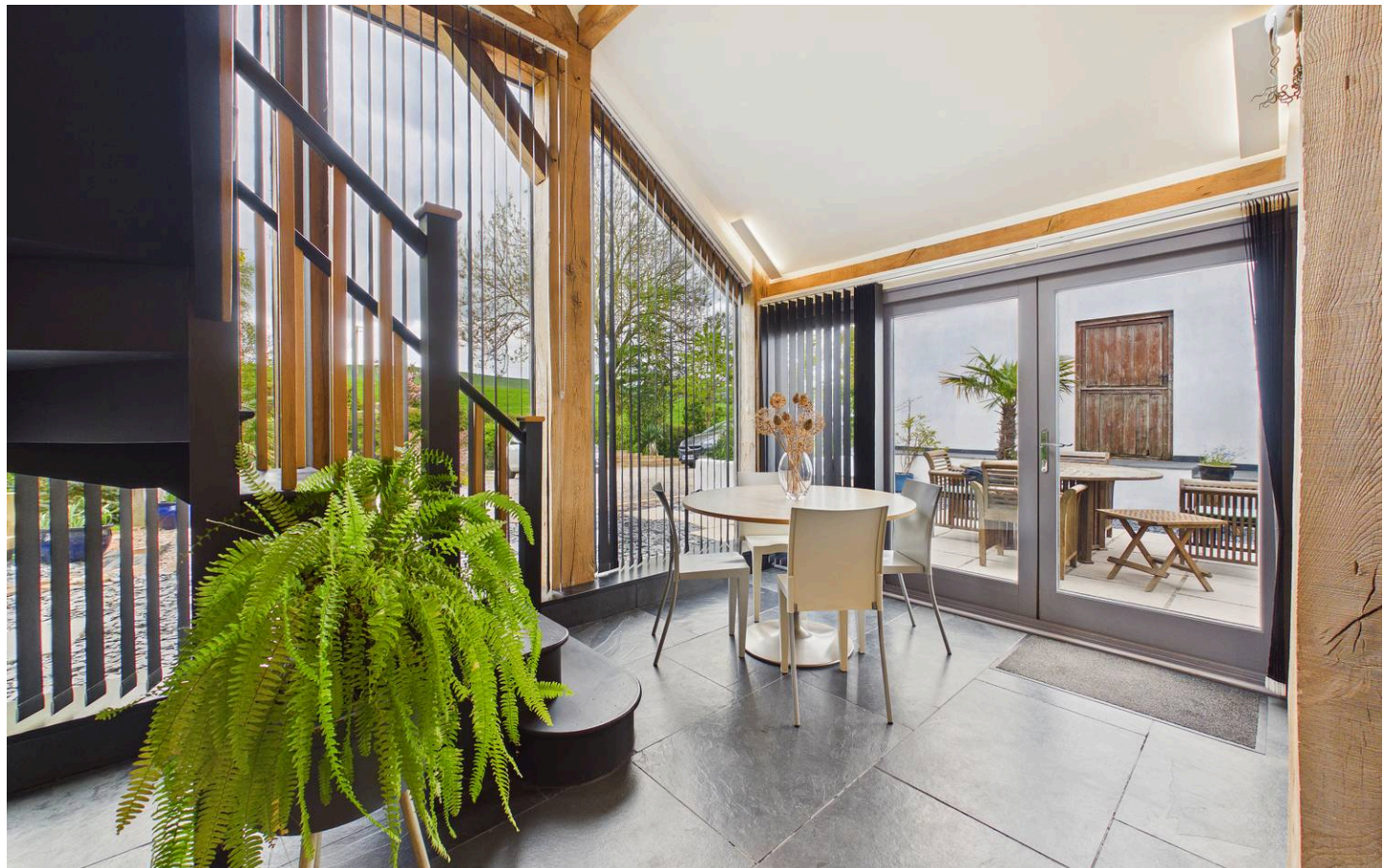
Conservation Area: No

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.

Agents' Notes: 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.



Broadband & Mobile Coverage:

Broadband speeds and mobile signal vary by provider and location, and service availability can change over time. Buyers can check current availability and predicted speeds at www.ofcom.org.uk or via the Ofcom coverage checker.

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.

Heating Type (Non-Mains):

We're informed by the seller that the property is heated via oil. Buyers should confirm servicing arrangements and running costs.

Rights of Way:

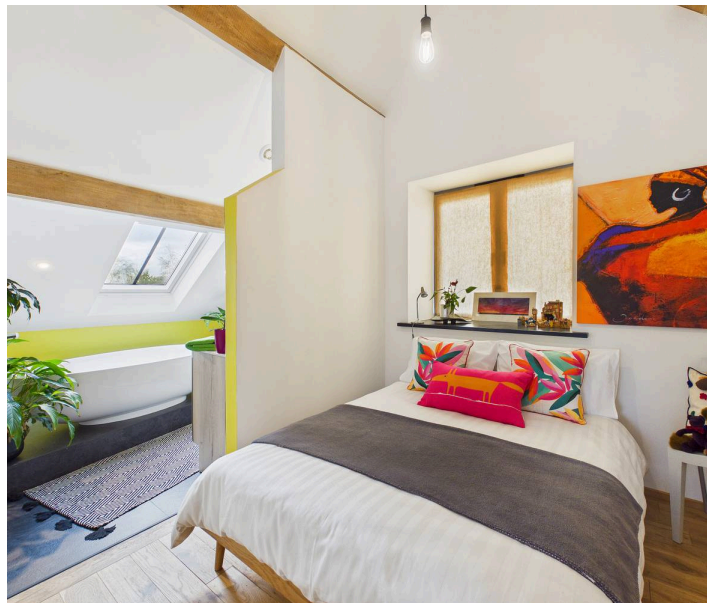
We're informed by the seller that the property benefits from a right of way over the start of the drive and also for maintenance to the rear of the property. Buyers are advised to confirm details and legal status with their conveyancer.

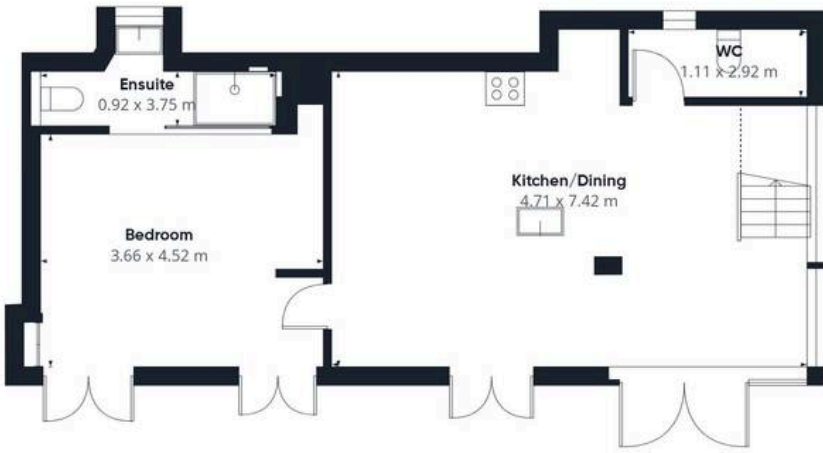
Planning & Building Regulations:

We're informed by the seller that the property was converted in accordance with planning and building control sign off. There wasn't a warranty when converted but the sellers are investigating a retrospective policy at the time of listing.

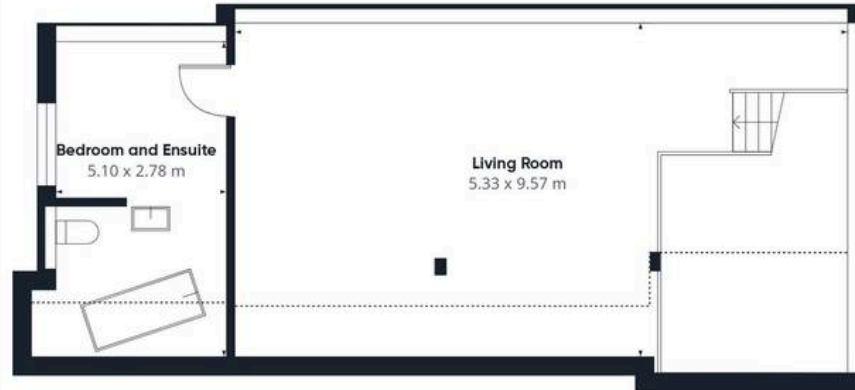
DIRECTIONS : For Sat-Nav use EX17 4AZ or the what3words is [///reinvest.passports.timidly](https://www.what3words.com/reinvest.passports.timidly)

From Crediton, head towards Bickleigh on the A3072. Just after Coffin Tree Cross (as signed to Cheriton Fitzpaine), look out for the drive in on the left and bear left into the drive of Hasswells Barn.

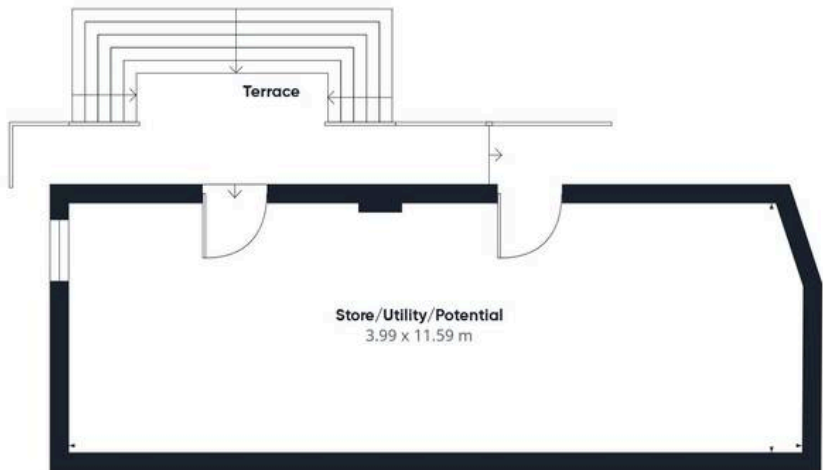




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

158.8 m²

Reduced headroom

10 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

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

GIRAFFE 360



Helmores

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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.