Barnside

STAGS

Barnside

Uton, Crediton, Devon, EX17 3QJ

Crediton (2.5 miles), Exeter City Centre (9 miles)

Beautifully presented Grade II* Listed thatched cottage with front and rear gardens in a peaceful hamlet

- Stunning three bedroom period property
- Currently successfully run as an Airbnb
- Front and rear gardens
- Grade II* Listed
- Freehold
- Spacious and flexible accommodation
- Versatile outside garden room
- No onward chain
- Off street parking
- Council Tax Band: D

Guide Price £435,000

SITUATION

Barnside occupies a delightful semi-rural position on the edge of Uton, a peaceful hamlet approximately two miles west of Crediton in mid-Devon. The property enjoys an attractive countryside setting surrounded by gently undulating farmland, offering the tranquillity of rural living while remaining highly convenient for local amenities.

The nearby market town of Crediton provides an excellent range of everyday facilities including independent shops, supermarkets, primary and secondary schooling, medical services, and a railway station with regular links to Exeter and the wider region. The cathedral city of Exeter, around eight miles to the east, offers a comprehensive selection of cultural, commercial, and educational opportunities, together with access to the M5 motorway and Exeter International Airport.

The surrounding area is renowned for its unspoilt rural charm, with numerous scenic walks, bridleways, and country lanes. The Exmoor National Park and Dartmoor National Park are both within easy reach, providing extensive opportunities for outdoor pursuits.

DESCRIPTION

Constructed of traditional cob and brick beneath a thatched roof, Barnside is a charming Grade II* listed semi-detached cottage, situated in the peaceful hamlet of Uton, just a short distance from the thriving market town of Crediton. Believed to be made of 15th Century Cob and Thatch, the property exhibits a wealth of period character and charm, with generous ceiling heights and well-proportioned accommodation.

The accommodation includes an entrance hall, sitting room, a second reception room, kitchen, rear inner hall with WC and back door. Upstairs there is a separate WC, family bathroom with shower over the bath, and three double bedrooms and a large cupboard off the hall.

ACCOMMODATION

The accommodation includes an inviting entrance hall leading to a spacious sitting room with an open fire and ample space for a dining table, creating a warm and sociable living area. A second reception room offers further versatility, ideal as a snug or study. Steps lead down to the kitchen, fitted with a bespoke breakfast bar and floor-to-ceiling Arts and Crafts cupboards designed and hand painted by a local artisan, to ensure a clutter free kitchen. With views over the rear garden and orchard, the kitchen retains many original features, including the former bread over. Completing the ground floor is a WC off the inner rear hall, and a door provides access to the garden.

Upstairs, the accommodation comprises a separate WC, a family bathroom fitted with a shower over the bath, and three well-proportioned double bedrooms, one of which is currently let out on Air BnB, and are finished with acoustic plasterboard sound proofing for privacy. Off the landing, there is also a large storage cupboard providing useful additional storage space.

GARDENS

To the front of the property, a well-tended garden is planted with a variety of seasonal flowers and shrubs. There is also an off-road parking space providing convenient access to the house.

The rear garden is of a good size and has been thoughtfully arranged into two distinct areas. Immediately to the rear of the house lies a level lawn interspersed with established fruit trees and raised beds, enclosed by smart new fencing which provides both privacy and a pleasing backdrop. Steps lead down to a lower gravelled area offering an excellent low-maintenance space, complemented by a versatile garden room with a triple insulated roof and wool insulated walls, which could serve equally well as a home office, studio or hobby space. The oil tank is attractively housed under a purpose-built roof, incorporating a wood store and tool storage area.

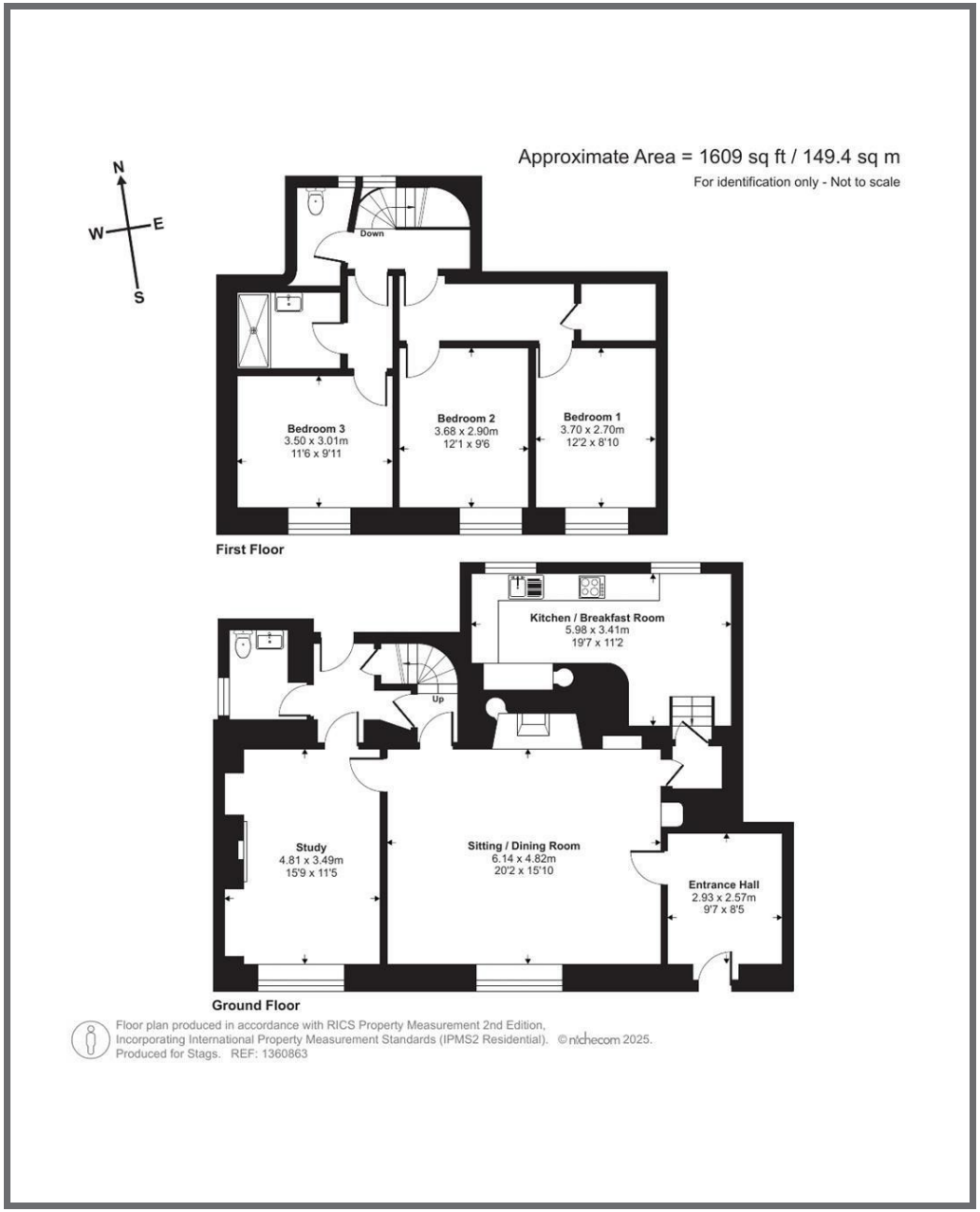
SERVICES

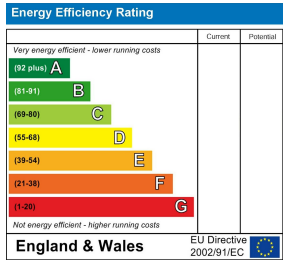
The property is served by oil central heating, has a compliant aerobic septic tank system, and has mains water and electricity.

DIRECTIONS

We recommend using What3words to locate this property as the postcode does not give an accurate location - please use what3words ///pull.shrub.elevates

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.





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