





£1,250,000

Lake View Barn, Kentisbeare, Devon, EX15 2AW

Hall & Scott
ESTATE & LETTING AGENTS







A beautiful recently converted six-bedroom former hay barn in a peaceful rural setting, with extensive equestrian facilities including eight double stables, approximately 8 acres of paddocks, additional outbuildings and a unique shepherd's hut currently operating as an Airbnb, offering an exceptional rural lifestyle opportunity.

- **Large 50' sitting/dining room with feature wood burner and galleried landing**
- **Generous kitchen/breakfast/family room with vaulted oak-beamed ceiling and woodburner**
- **Separate utility room**
- **6 Bedrooms - 3 on the ground floor and 3 on the first floor**
- **En-suite shower room to one of the ground floor bedrooms**
- **Downstairs bathroom and separate cloakroom**
- **First floor shower room**
- **Underfloor heating and double glazing**

- **Extensive equestrian facilities, including an open-fronted barn and substantial stable block with eight double stables**
- **Three additional storage areas adjoining the stable block**
- **Further timber barn requiring renovation**
- **Purpose-built shepherds hut currently utilised as an Airbnb**
- **Approximately 8 acres of grazing paddocks**
- **Air source heat pump and solar panels**

LOCATION: Lake View Barn enjoys a rural setting in the heart of the Devon countryside, conveniently positioned between Junctions 27 and 28 of the M5, offering an excellent balance of country living and accessibility. Surrounded by rolling countryside and within easy reach of the Blackdown Hills National Landscape, the area is ideal for those who appreciate open spaces, walking, riding and the quieter pace of rural life.

The nearby village of Kentisbeare has a welcoming community and a range of everyday amenities, including a village shop, public house, primary school, church and village hall. The neighbouring market towns of Cullompton, Tiverton and Honiton provide a wider selection of shops, supermarkets, schooling and leisure facilities.

For commuters and those travelling further afield, Tiverton Parkway railway station is approximately five miles away, offering regular mainline services to London Paddington and other major destinations. The M5 provides convenient connections towards Exeter, Taunton and Bristol, while Exeter itself offers an extensive choice of shopping, restaurants, cultural attractions and educational facilities.

The area is particularly well served for schooling, with Kentisbeare Primary School nearby, secondary education available at Uffculme School, and the highly regarded independent school Blundell's in Tiverton, together with its preparatory school, St Aubyn's.

The accommodation comprises (all measurements are approximate):-

GROUND FLOOR

OPEN ENTRANCE PORCH with a double-glazed entrance door to the...

Hall & Scott
ESTATE & LETTING AGENTS

HALLWAY. Stone flooring throughout with underfloor heating, opening through to the kitchen dining room. Double-glazed door to the side, and solid wood doors leading off to the...

CLOAKROOM. White suite with low-level WC and pedestal wash hand basin. Opaque double-glazed window. Stone flooring with underfloor heating.

BOILER ROOM / AIRING CUPBOARD which houses the manifold for the underfloor heating and the pressurised hot water cylinder. Stone flooring.

UTILITY ROOM 10' 7" (3.23m) x 9' 7" (2.92m): Generous utility room with double glazed window to side. Oak worktop surfaces in tiled splashback. Inset stainless steel sink with drainer and mixer tap. Integrated larder freezer. Cupboards under. Space for washing machine and drier. Stone flooring. Underfloor heating. Hatch to roof.

Two steps down to the very large...

SITTING / DINING ROOM 50' (15.24m) x 23' 4" (7.11m): Three double glazed windows to front and oak framed double glazed door with matching double glazed window surrounding it to the front. Double glazed door to rear and further double glazed oak framed door to the rear, again with matching surround. Exposed stone walling. Feature cast iron woodburner on a slate hearth with exposed stone surround and oak lintel. Galleried first floor landing. Stone flooring throughout with underfloor heating. Built-in storage cupboard. Stairs lead up to first floor.

KITCHEN BREAKFAST / FAMILY ROOM 32' (9.75m) x 18' (5.49m): A large room with three double glazed windows to either side and further double glazed doors leading out onto the rear courtyard. Stone flooring throughout with underflooring heating. Cast iron woodburner on a slate hearth. Vaulted oak beamed ceiling. The kitchen comprising oak worktop surfaces with twin Belfast sink with mixer tap. Bosch five ring induction hob all in tiled splashback. Cupboards and drawers under with integrated larder fridge and dishwasher. Built-in double ovens. Open through to the...

INNER HALLWAY. Nine double glazed windows and double glazed door leading out into the courtyard. Stone flooring throughout with underfloor heating. Built-in cupboard housing the manifold for the heating in this section of the house. Doors lead off to...

BEDROOM 13' 5" (4.09m) x 12' 4" (3.76m): Double glazed window to side. Hatch to roof. Underfloor heating. Door to...

EN-SUITE SHOWER ROOM 9' 7" (2.92m) x 7' 4" (2.24m): White suite with low level W.C. Wash hand basin with mixer tap with cupboards under in tiled splashback. Vanity back-lit mirror. Double glazed window to side. Fully tiled shower cubicle with twin headed shower. Stone flooring. Runged radiator.

BEDROOM 13' 5" (4.09m) x 12' 4" (3.76m): Double glazed window to side. Underfloor heating.

BEDROOM 16' (4.88m) x 9' 6" (2.90m): Double glazed window to side. Double glazed double doors leading out to the courtyard, currently used as a study.

BATHROOM 12' 4" (3.76m) x 7' 5" (2.26m): Claw foot free standing bath with Victorian mixer tap. Wash hand basin in tiled splashback with cupboards under. W.C. Fully tiled shower cubicle with twin-headed shower. Stone flooring. Double glazed window to side. Extractor fan. Chrome runged radiator. Back-lit LED mirror.







Hall & Scott
ESTATE & LETTING AGENTS

FIRST FLOOR

GALLERIED LANDING looking down onto the sitting area. Exposed beam ceiling. Double glaze Velux window. Double glazed window to the courtyard. Doors lead off to....
BEDROOM 16' (4.88m) x 9' 6" (2.90m): Double glazed Velux windows to either side. Double glazed vaulted window with views over the countryside. Radiator.
BEDROOM 14' (4.27m) x 8' 6" (2.59m): Double glazed Velux window to side. Runged radiator.
BEDROOM 18' 4" (5.59m) x 8' 6" (2.59m): Double glazed Velux window to side. Runged radiator.
SHOWER ROOM 8' 8" (2.64m) x 8' 6" (2.59m): White suite with low level W.C. Pedestal wash hand basin in tiled splashback. Double shower cubicle in full tiled surround with glass screen and double headed shower. Extractor fan. Runged radiator. Stone flooring. Double glazed Velux window.

OUTSIDE: The property is approached via newly fitted timber double gates, opening onto a long gravelled driveway leading to the main house and adjoining parking area.

The grounds offer an excellent range of equestrian facilities, including **OPEN FRONT BARN**
50' (15.24m) x 21' (6.40m) and a **SUBSTANTIAL COVERED STABLE BLOCK** 80' (24.38m) x 28' (8.53m) providing eight double stables, together with three adjoining storage areas.
Further outbuildings include a **TIMBER BARN** 30' (9.14m) x 9' 9" (2.97m) which requires renovation, and a distinctive **SHEPHERDS HUT**, finished in pale green cladding beneath a curved roof, with traditional-style windows and an elevated entrance. The shepherds hut is currently utilised as an Airbnb and sits in a paddock next to the lake.

Extending to the north and east of the property are approximately **8 ACRES** of open paddocks, currently used for grazing, providing excellent space for equestrian use.

DIRECTIONS: From the M5 north and southbound exit at Junction 28 (Cullompton) and follow signs for Honiton on the A373. Pass Mole Valley Farmers on your left hand side and turn left towards Kentisbeare at Post Cross Junction. Proceed directly along this lane into the village bearing right opposite the pub at the village green keeping the post office on your right hand side and the horse chestnut on the village green on your left. Proceed along this lane for about 1 mile ignoring any turnings to the left and right and a short distance after a turning left towards Cullompton and Bradfield the road bends very sharply to the right. Do not follow the road round but proceed straight on across the white lines towards Uffculme and down this lane. At the bottom of this lane turn right and the entrance is on your left.

WHAT3WORDS: ///afraid.supposed.muted

COUNCIL TAX BAND: G

TENURE: Freehold

SERVICES: Mains water & electric. Private drainage. Air source heat pump. Solar panels



Telephone:
01395 265530
Email:
exmouth@hallandscott.co.uk
Website:
www.hallandscott.co.uk
Address:
Unit 2, Pierhead, Exmouth, Devon, EX8 1DU

Health and Safety Statement

We would like to bring to your attention the potential risks of viewing a property that you do not know. Please take care as we cannot be responsible for accidents that take place during a viewing.

Please Note

Items shown in photographs are not included unless specifically mentioned within the sales particular, they may be available by separate negotiations. Any services, heating systems, appliances or installations referred to in these particulars have not been tested and no guarantee can be given that these are in working order. The photographs may have been taken using a wide angle lens.

