



Stable Barn, Collipriest, Devon

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Stable Barn, Collipriest, Tiverton, Devon EX16 4PT

A newly refurbished, Grade II listed barn conversion with flexible accommodation, in a beautiful rural setting, close to amenities

Tiverton town centre 0.4 miles, M5 (Jct 27) 7.0 miles, Tiverton Parkway mainline station 8.4 miles, Exeter city centre 13.5 miles

Open-plan sitting area, dining area and kitchen
Sitting room | Kitchenette | Principal bedroom with dressing room | Four further bedrooms, one en suite | Two family bathrooms
Cloakroom | Balcony | Double carport | Garden
EPC rating D

The property

Stable Barn is a beautifully presented family home that has been completely refurbished by the current owners to provide over 2,100 sq ft of accommodation configured over two floors. The property was built in the late 18th century as a stable block for neighbouring Collipriest House and provides a spacious family home offering flexible accommodation. Stable Barn lies in a rural position in a beautiful and peaceful valley which is a haven for wildlife, yet is within close proximity to amenities and is easily commutable to Exeter and London.

The main living and entertaining space is located on the first floor and includes an impressive 39ft sitting and dining area, and an open-plan kitchen. There is a woodburning stove, oak flooring throughout, a vaulted ceiling with timber beams and skylights overhead allowing for a wealth of natural light, as well as French doors that open onto a balcony, making the most of the far reaching views towards the Exe Valley and river. The kitchen is fitted with contemporary units to base and wall level, granite worktops, a range cooker and modern integrated appliances. Also on the first floor is an additional sitting room with an adjoining fully equipped kitchenette as well as two double bedrooms, one with a mezzanine level above. A family bathroom and a cloakroom complete the accommodation on this floor. A further two double bedrooms are

located on the ground floor including the principal bedroom which has a large adjoining dressing room, with extensive built-in storage with the second bedroom benefitting from an en suite shower room. Also on the ground floor is a family bathroom with a corner bathtub and separate shower unit and a study, which could be used as a further bedroom if required.

Outside

The property has a beautiful and private rear garden with several areas in which to relax, entertain or dine al fresco. There is a private courtyard garden, steps leading to an elevated area of timber decking and areas of lawn and meadow, shaded by various mature specimen trees. Across the barn's driveway is a double carport with private parking for several vehicles as well as additional areas of lawn with a variety of mature shrubs and trees. In all the property has approximately 0.32 acres.

Location

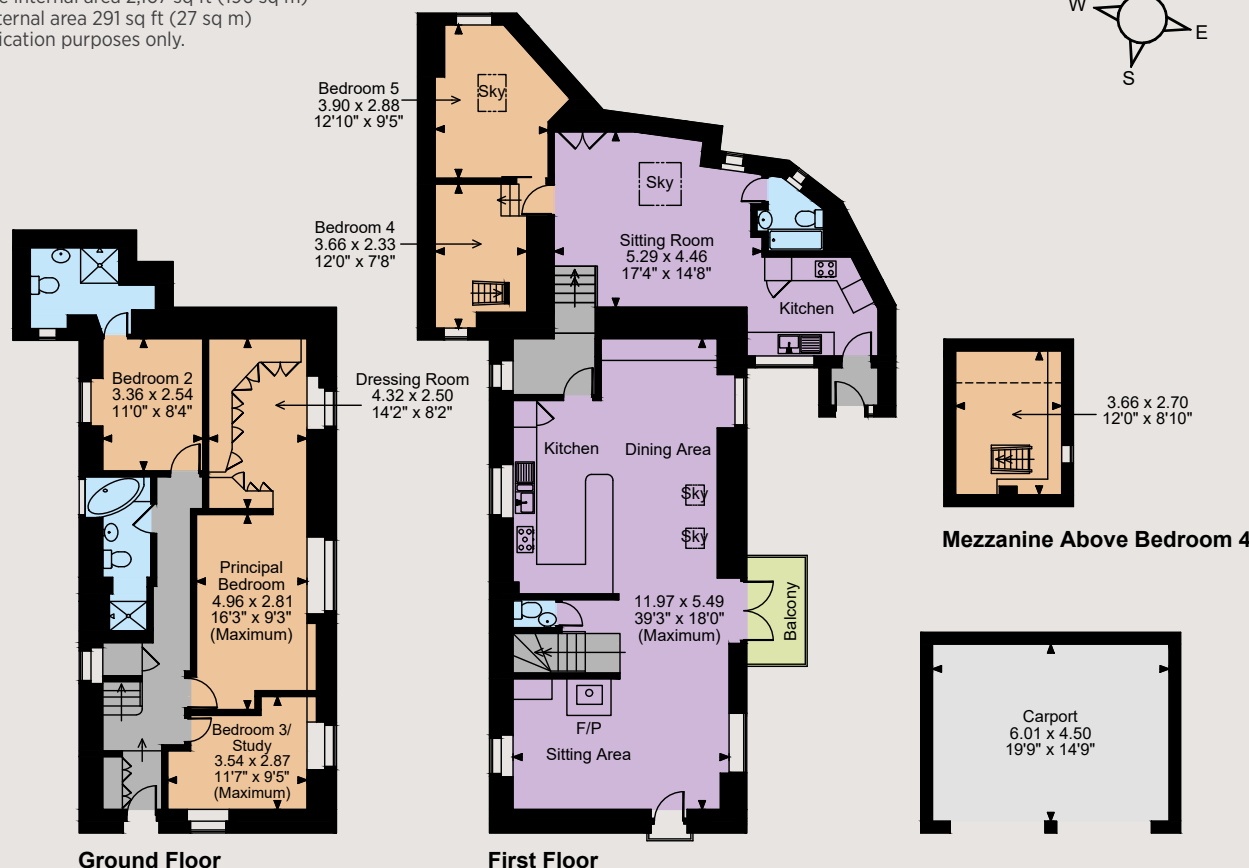
Stable Barn lies in a rural setting on the edge of the bustling and historic town of Tiverton, less than half a mile from the town centre and within striking distance of shops and a post office. Tiverton provides a wide range of everyday amenities, including a choice of shops, supermarkets, plenty of restaurants and cafés and leisure facilities. Exeter is approximately 13 miles away and has great business facilities together with open air markets, restaurants, cafés and wine bars. The city is also well served with a good range of leisure and cultural amenities, including theatres, museums, galleries and cinemas and substantial shopping facilities. Communications links are excellent: Exmoor National Park is within easy reach to the north and the A361 North Devon link road gives easy access to the spectacular sandy surf beaches of North Devon. The M5 provides easy access to Exeter, Taunton and the national motorway network. Tiverton Parkway station, approximately 8 miles away, provides frequent mainline rail connections to Exeter, to London in two hours, and across the country. Nearby Exeter Airport provides a range of flights to domestic and international destinations.





Floorplans

Main House internal area 2,107 sq ft (196 sq m)
Carport internal area 291 sq ft (27 sq m)
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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The area offers access to an excellent selection of schooling including Uffculme School (rated Outstanding by Ofsted), Tiverton High School, Wellington, Exeter School, The Maynard, West Buckland School, Queen's College, Taunton and King's College. The property is also within the reduced fee catchment area for the renowned independent school Blundells.

Directions

From Exeter, take the A396 north away from the city and continue to follow the A396 for 13.5 miles, into Tiverton. After crossing the River Exe, take the third exit at the roundabout onto Tumbling Fields, then turn left onto Colipriest Road. Continue for 0.4 miles, then take the lane on the left. The property will be on the left.

General

Local Authority: Mid Devon District Council

Services: Mains electricity, gas, water and drainage

Council Tax: Band C

Right of Way: The property enjoys a right of access over the neighbouring driveway

Tenure: Freehold

Guide Price: £595,000

Exeter

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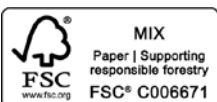
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