



The Barn, Dunchideock, Devon

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The Barn, Haldon Drive, Dunchideock, Devon EX6 7YF

A substantial and beautifully presented property with flexible accommodation, nestled in approximately 1.79 acres in an accessible rural location

Exeter city centre 5.0 miles, Exeter St. David's mainline station 5.8 miles (2 hours 8 minutes to London Paddington), M5 (Jct 31) 6.4 miles

Main House: Entrance hall | Sitting room | Dining room | Snug | Kitchen/breakfast room | Pantry Principal bedroom with dressing room | Three further bedrooms | Gym/studio | Two family bathrooms | Two shower rooms | Triple garage Summerhouse | Pool House | Outdoor heated swimming pool | Hot tub | Gardens Approximately 1.79 acres | EPC rating C

Annexe: Sitting room | Open-plan kitchen/living room | Utility/laundry | Cloakroom | Two bedrooms | Bathroom

The property

The Barn is an attractive timber framed family home offering a wealth of beautifully presented 'Scandi' style accommodation extending to almost 7,000 sq ft, with contemporary styling and elegant modern fittings throughout. The property benefits from a self-contained two-bedroom annexe providing opportunities for multi-general living, guest accommodation or income potential subject to the necessary consents. The Barn provides a variety of eco-credentials including solar thermal, 8kw solar panels, underfloor heating in the bathrooms, an air source heat pump for the swimming pool and a private bore hole for water. There is also a CCTV/Alarm system and LED lighting around the whole perimeter of the property as well as a newly installed Tesla Powerwall 3 Battery. The property is ideally located for those who wish to live in a beautiful rural position; whilst having good communication links with Exeter and the

rest of the country.

A bright and welcoming entrance hall leads through to a spacious semi open-plan sitting room and snug, partially divided by a double-sided log burner. There are full-height windows and French doors to two aspects which provides a wealth of natural light. The kitchen and breakfast room has sleek, white units to base and wall level, modern integrated appliances and a large central island with a breakfast bar and French doors that open onto the outside. An adjoining pantry provides further space for storage. Also on the ground floor is a well-appointed dining room also with outside access with an adjoining bathroom as well as a generous gym/studio space. The ground floor also has a shower room with a WC which is accessed from the outside of the property.

Upstairs, the main house has three generous double bedrooms including the principle bedroom, all with Juliet balconies providing wonderful views over the surrounding countryside. The principal bedroom also benefits from an adjoining 26ft dressing room which could be used as an additional bedroom if required. Also on the first floor is a smaller fourth bedroom currently used as a study as well as a family bathroom with a bath and a separate shower unit. The first floor also provides generous landing space currently used as a music area/office.

The annexe

The annexe is located in the west wing of the house with its own access and entrance hall, arranged across two levels. The ground level has a comfortable sitting room with a log burner and French doors which open onto an large garden. Adjoining the sitting room is further reception space currently set up as a sports room that could also be used as a dining room. Also on the ground level is a spacious utility/laundry room and a family bathroom with a bath, shower, music speaker system and under floor heating. On the upper level is a large open-plan reception room and fully-equipped kitchen, two double bedrooms and a useful cloakroom.









Outside

The house is surrounded by beautiful gardens and grounds of approximately 1.79 acres with rolling lawns and terraces, bordered by mature specimen trees and hedgerow providing privacy. The garden has a large patio area, a heated swimming pool with a pool house, a hot tub, a vegetable garden with raised beds and a summerhouse providing a fantastic undercover seating area. There is a gravel driveway approaching the property which provides plenty of parking space and access to the integrated triple garage. The grounds also provide an excellent opportunity to build an additional dwelling(s) subject to obtaining the necessary consents.

Location

The property is located in the peaceful village of Dunchideock, surrounded by beautiful Devon countryside and five miles southwest of the popular city of Exeter. There is an abundance of wonderful walking, cycling and riding

opportunities in the surrounding countryside including the Teign Valley, Dartmoor National Park, the coast and the nearby Haldon Forest. Exeter is the most thriving city in the south west and offers a wide choice of cultural activities with the theatre, the museum, arts centre and a wealth of good shopping and restaurants including John Lewis and supermarkets, including Waitrose which delivers to the village. Local amenities are easily accessible to the property in the southern Exeter suburbs which provide a range of shops and other facilities. There are primary schools in the surrounding villages, including an outstanding-rated primary school in Ide, while further schools can be found in Exeter including Exeter School and The Maynard whilst Exeter University is recognised as one of the best in the country. The property is close to the major road networks at Haldon Hill A38/A380 and at the A30 Ide, while the M5 is just seven miles away. Mainline rail services are available from Exeter's four mainline stations.

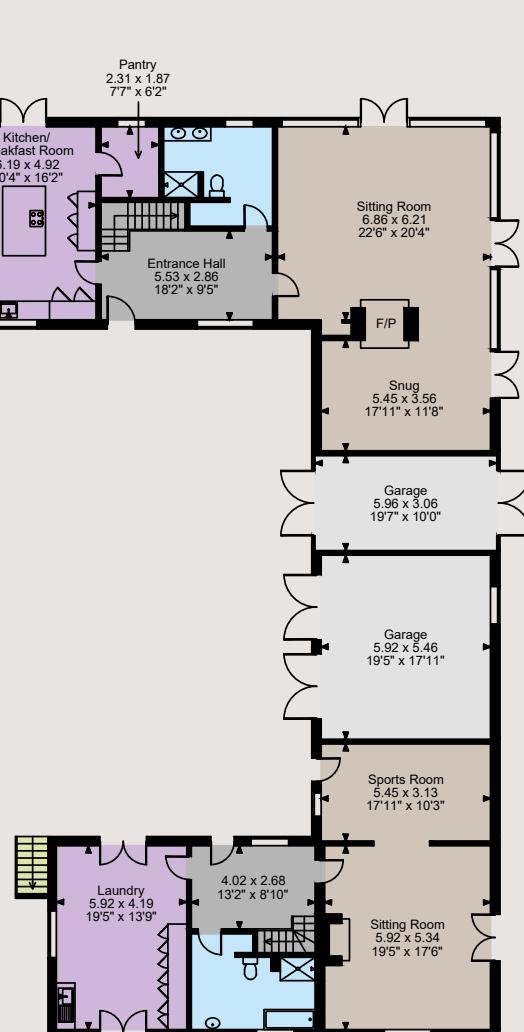


Floorplans

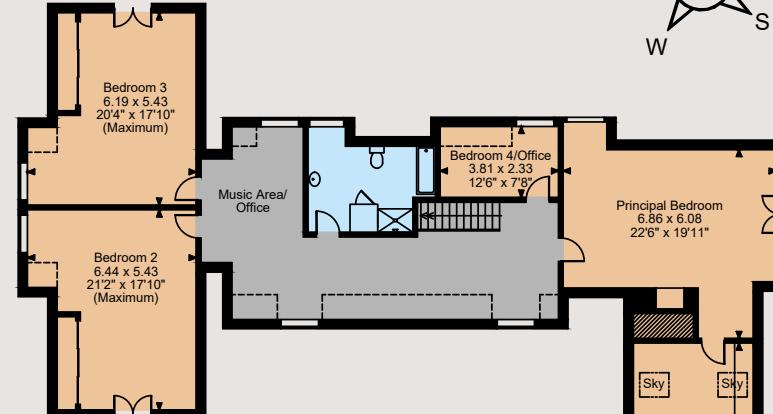
Main House internal area 6,315 sq ft (587 sq m)
 Garage internal area 561 sq ft (52 sq m)
 External W.C. internal area 39 sq ft (4 sq m)
 Total internal area 6,915 sq ft (642 sq m)
 For identification purposes only.



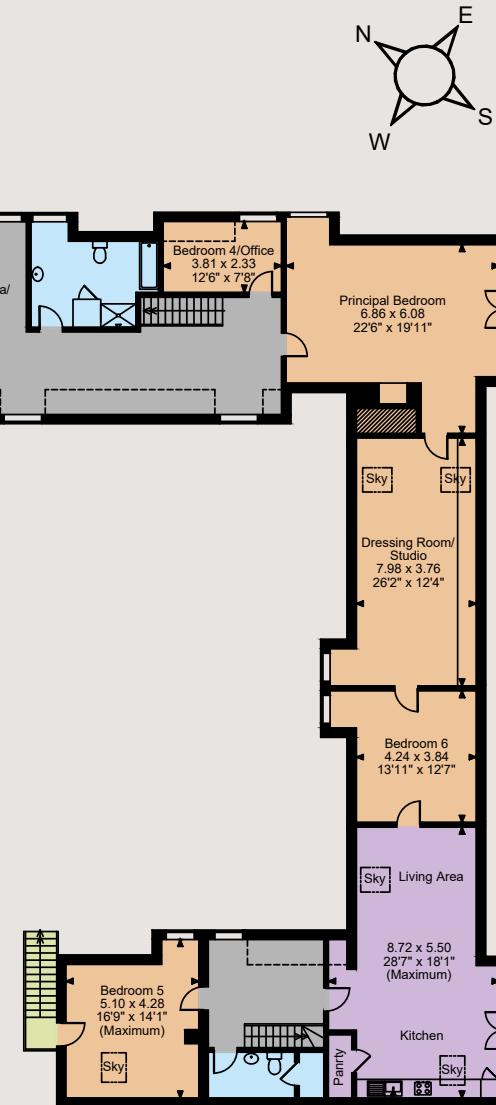
Ground Floor



Annexe



First Floor

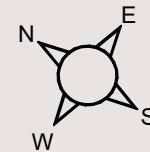


Annexe

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

□□□□ Denotes restricted head height

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Directions

From Exeter city centre, take the Exe Bridge South and join the A377 (Alphington Street) heading south out of the city. After just under a mile and a half, take the second exit at the roundabout, following the sign for Ide. After three quarters of a mile, turn left and then continue onto Fore Street and continue around to the left onto the High Street. Continue straight ahead at the roundabout, then after a further two and quarter miles, turn left onto Dunchideock Lane. After half a mile, turn left onto Haldon Drive, and the property will be on the right-hand side.

General

Local Authority: Teignbridge District Council
Services: Mains electricity. Private water and drainage which we understand is compliant with current regulations. Oil-fired central heating.

Council Tax: Band G

Mobile coverage/broadband: Information can be found here <https://checker.ofcom.org.uk/engb/mobile-coverage>

Wayleaves and Easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Tenure: Freehold

Guide price: £1,950,000

Exeter

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