



Tor Yard Barn, Spreyton, Devon

For the finer things in property.

**STRUTT
& PARKER**

BNP PARIBAS GROUP

Tor Yard Barn

Spreyton, Devon EX17 5AX

A stunning contemporary equestrian property with an annexe, stables, manege and approximately 2.5 acres

Spreyton 1 miles, A30 4 miles, Okehampton 8 miles, Crediton 14 miles, Exeter 18 miles

Reception hall | Sitting room | Study | Open plan kitchen/dining/family room | Laundry | Principal bedroom with walk-in wardrobe & en suite shower room | Four further bedrooms, one en suite | Family bathroom | Shower room | EPC: C

Studio annexe with kitchenette & shower room
Double garage | Workshop | Stables | Large garden | Paddocks | Manege | Approximately 2.5 acres in total

The property

Tor Yard Barn is a striking and unique steel-framed barn conversion that features attractive timber-clad elevations outside, while inside there is more than 3,500 square feet of light, airy accommodation with stylish décor and luxury contemporary fittings, alongside exposed steel framing.

The welcoming reception hall is a large, open room with polished concrete flooring and an impressive central oak and glass staircase, leading to the galleried first-floor landing. The ground floor also has a 26ft sitting room with a dual aspect including French doors opening onto the south-facing garden, as well as a useful study for home working. The heart of the home is the 38ft open-plan family area, dining area and kitchen, which also has French doors opening to the rear garden. It includes space for a family seating area and a dining table, while the kitchen has contemporary fitted units, a central island with a breakfast bar and high quality integrated appliances, as well as a range cooker.

There are two double bedrooms on the ground floor, one of which is en suite, while the second has access to a family shower room. The first floor offers a further three comfortable double bedrooms including the generous-sized principal bedroom with its walk-in wardrobe, en suite shower room, copper bathtub and roof terraced access. The first floor also has a well-appointed family bathroom.

Outside

The grounds include several outbuildings, such as the annexe with its studio living space, kitchenette and shower room, making it ideal for use by family members or guests. There is also a workshop, a garaging block and five stables, which could be rented out. There is a large gravel driveway at the front of the house providing plenty of parking space and access to the outbuildings, while at the rear, the garden provides a gravel seating area for al fresco dining, timber decking, a patio with a brick-built barbecue area, an area of lawn and various mature trees and established shrubs. There is also a full size arena and surrounding fields for horses to roam in. In total, the gardens and grounds measure approximately 2.5 acres.

Location

The property lies in an idyllic rural location, in a small rural hamlet, surrounded by stunning Devon countryside. The nearby village of Spreyton has a garage, local pub, hairdressers and a village hall and shop while further amenities can be found in Okehampton, eight miles away that include high street shopping, large supermarkets and a community hospital. Crediton is 14 miles away, offering access to further amenities, while the vibrant city of Exeter is just 18 miles away, with its excellent shopping, leisure and cultural facilities, including plenty of superb restaurants, cafés and bars. Dartmoor National Park is also within easy reach offering unrivalled opportunities for walking, cycling and riding.







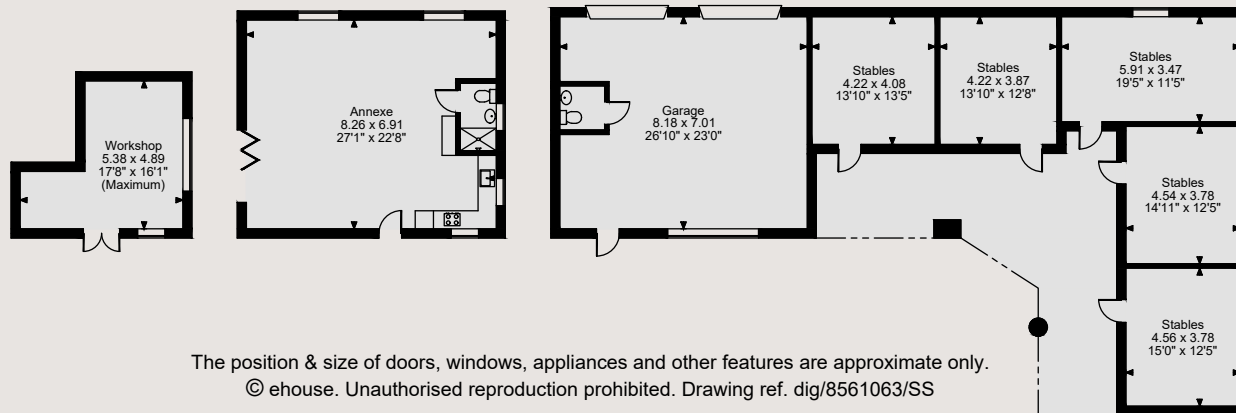
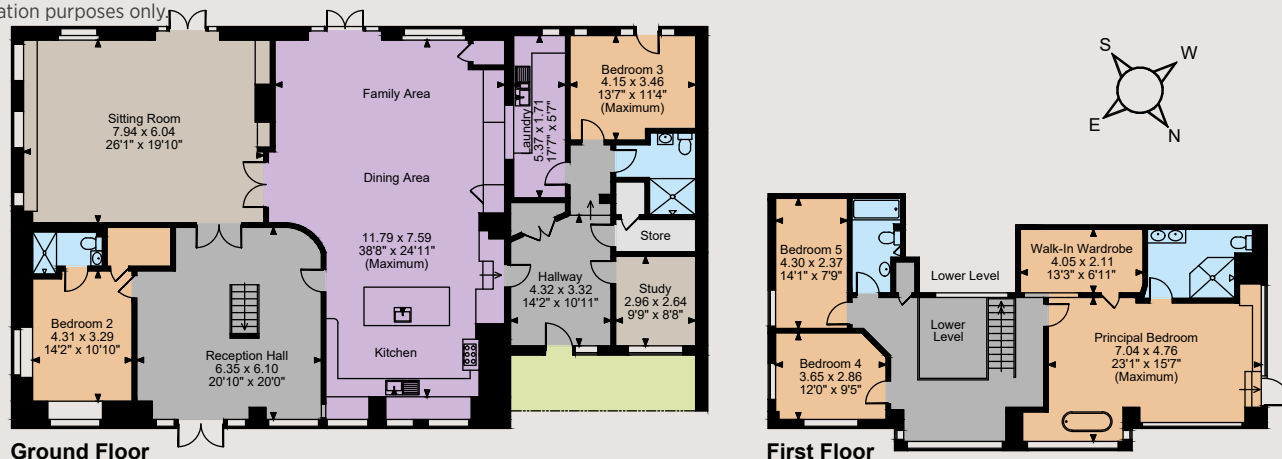






Floorplans

Main House internal area 3,764 sq ft (350 sq m)
Garage & Workshop internal area 831 sq ft (77 sq m)
Stables internal area 977 sq ft (91 sq m)
Annexe internal area 613 sq ft (57 sq m)
For identification purposes only



The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8561063/SS

The area offers access to a good selection of state schooling including Spreyton primary school, the outstanding-rated secondary Okehampton College and Queen Elizabeth's School, as well as to a number of renowned independent schools including The Maynard, Exeter School and Blundell's. The area is well connected by road, with the A30 providing routes to Exeter and the M5. Exeter St David's mainline station provides direct services to London Paddington in just over two hours. Exeter Airport also provides both national and international links.

Directions

From Exeter, take the A30 heading towards Okehampton and after 14 miles, take the A382 exit, before turning right onto the A3124. After approximately 2.9 miles, turn right and you will find the entrance to the property on the left after 0.6 miles.

General

Local Authority: West Devon Borough Council.
Services: Mains water and electricity. Shared sewerage treatment plant which we understand is compliant with current regulations. Air source heat pump. Ground floor underfloor heating.
Council Tax: TBC.
Tenure: Freehold.
Guide Price: £1,000,000.

Exeter

24 Southernhay West, Exeter, Devon EX1 1PR

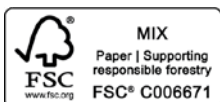
01392 215631

exeter@struttandparker.com
struttandparker.com

[@struttandparker](#)

[/struttandparker](#)

Over 45 offices across England and Scotland, including Prime Central London



For the finer things in property.



IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken August 2023. Particulars prepared August 2023. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited