



Doomsday Barn



# Doomsday Barn

Rackenford, Tiverton, EX16 8ED

Tiverton: 8.4 Miles, Exeter: 22.7 Miles

A characterful three double bedroom barn conversion with superb countryside views.

- Superb countryside views
- Three double bedrooms
- Characterful features throughout
- Additional 0.56-acre paddock
- Parking for multiple vehicles
- Large garden
- Beautiful kitchen
- Smart Heating System
- Council Tax Band E
- Freehold

Guide Price £575,000

## SITUATION

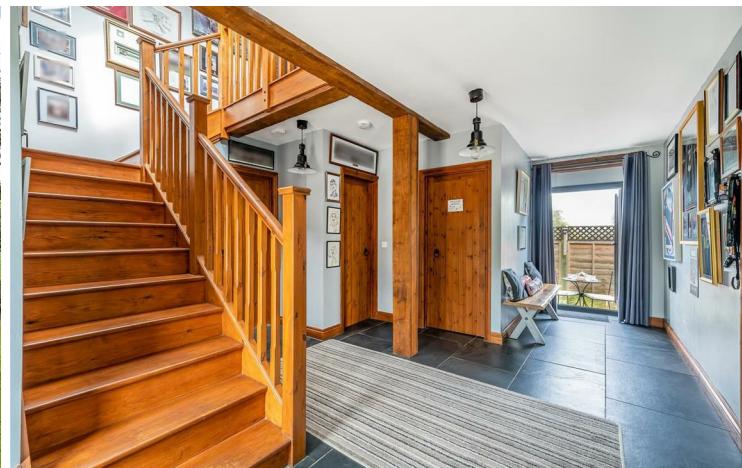
Doomsday Barn is situated in an elevated and idyllic position. The converted barn and garden enjoy far-reaching southerly views. The surrounding countryside in this beautiful part of Devon comprises lush agricultural land and deep wooded valleys with some superb walking and riding. The property is just under 2 miles from the small village of Rackenford, which has a primary school, a church, Post Office/general store, tennis court and reputedly one of the oldest inns in the country. Rackenford is situated on the edge of Exmoor between the market towns of South Molton and Tiverton and an easy driving distance to the North Devon coast, famous for its good surfing conditions.

The market town of Tiverton, approximately 7 miles from the property, has a hospital, various health centres, library, excellent leisure centre with swimming pool and good shopping facilities including a Marks & Spencer food hall and the usual supermarkets. The well-regarded Blundell's school on the edge of Tiverton caters for both boys and girls from three months to 18 years and offers discounts to local pupils in the senior school.

The cathedral city and county town of Exeter is about 21 miles distant and provides a comprehensive range of educational, cultural, recreational and shopping facilities.

## DESCRIPTION

A well-presented barn conversion set in an idyllic location close to the village of Rackenford. The property comprises of three double bedrooms with the master benefitting from an ensuite, open plan kitchen/living room, sitting room, family bathroom, WC, front and rear gardens, parking for multiple vehicles and additional 0.56-acre paddock with useful storage sheds and greenhouse.



## ACCOMMODATION

Upon entry there is a large entrance hall with tiled flooring and ample space for greeting guests. The entrance hall has stairs leading to the first floor and provides access to the wider ground floor accommodation and rear courtyard as well as the bathroom with bath with shower over, WC, basin and heated towel rail.

Set off the entrance hall is the beautiful kitchen living room. This expansive yet cosy room is filled with character from the original barn with thick cob walls, exposed beams as well as a wood burner in the corner of the room. The kitchen itself has a range of base and wall units along with wooden worksurfaces and a central island with a granite worktop with storage beneath. There is a Rangemaster electric oven with induction hob, boiling hot water tap and plumbing for a washing machine and dishwasher. There is ample space for seating for formal dining along with there being further space for comfortable seating in the sitting area. Set back through the entrance hall, are the two ground floor bedrooms. Both bedrooms are well sized doubles with plenty of space for wardrobes. Bedroom three has an under stairs airing cupboard.

The stairs leads to the first-floor mezzanine area that is currently being utilised as an additional sitting room. The mezzanine has glass between the beams that look over the kitchen/living room along with Velux windows on both elevations meaning the space is bathed in natural light. There is space for a large settee as well as TV connection points making this space perfect for a sitting room or retreat for the master bedroom that is next door. The master bedroom is dual aspect with an ensuite shower room with shower, WC and basin.

## OUTSIDE

The property sits within a spacious plot totalling 0.81 acres. This comprises of a front, south facing garden with a raised decked seating area underneath a large pergola. This area is perfect for entertaining, al fresco dining and enjoying the sun throughout the day. The rest of the front garden is laid to lawn with fencing & laurels surrounding the borders. There is a large Cotswold Stone chipped parking area with parking for multiple vehicles. The rear courtyard is a suntrap and again has Cotswold Stone chippings and fencing with views across the surrounding countryside.

Set across the shared driveway is a 0.56 acre paddock. This area has a chicken run, greenhouse and two useful outbuildings, with one housing the water treatment plant. The paddock could be utilised for a variety of purposes including an extended garden, a small pony paddock or growing of vegetables, fruit or other plants.

## SERVICES

Air source heat pump, underfloor heating (operated by ECODAN SMART system). Private water and drainage. Mains electricity.

## VIEWINGS

Strictly through the agents Stags Tiverton.

## DIRECTIONS

From Tiverton take the North Devon Link Road (A361) towards Barnstaple. At Stonelands Cross, take the left turning signposted Rackenford and then turn right and the T junction. Continue along this road for approximately 2.7 miles before turning right onto Malson Lane. Continue on Malson Lane, over the ford and up the hill where Doomsday Barn can be found.

What3Words Location: ///corals.player.flotation

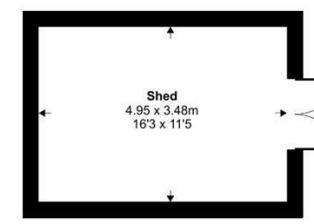
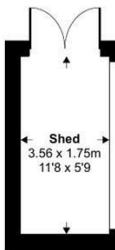
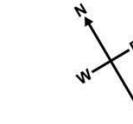
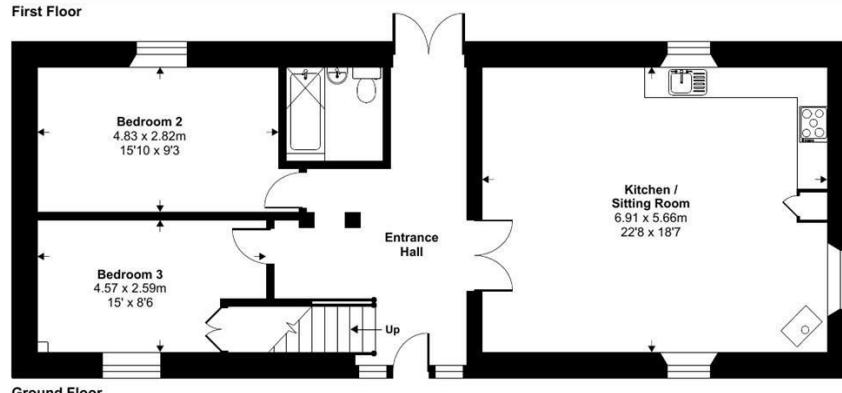
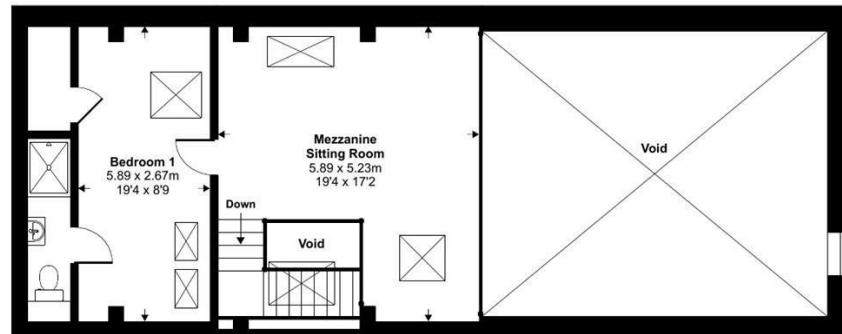


Approximate Area = 1534 sq ft / 142.5 sq m (excludes void)

Outbuildings = 256 sq ft / 23.7 sq m

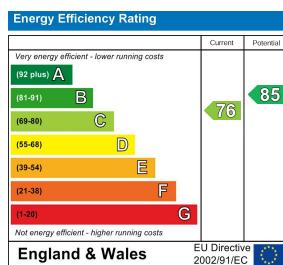
Total = 1790 sq ft / 166.2 sq m

For identification only - Not to scale



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023.  
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