



Barn Lodge





# Barn Lodge Black Dog

, Crediton, Devon EX17 4QX

Tiverton 10 Miles, M5 (J27)/ Tiverton Parkway Station 17 Miles,  
Exeter 16 Miles

**A substantial barn conversion in a wonderful rural location with extensive accommodation and a 2 acre paddock**

- Charming Barn Conversion
- Countryside Views
- Three Reception Rooms
- Extensive Parking & Outbuildings
- Council Tax Band F
- 2300sqft of Accommodation
- Four Bedrooms
- Versatile Paddock
- 2.4 Acres
- Freehold

Guide Price £825,000

## SITUATION

The property is situated on the fringes of the small village of Black Dog with a pub, parish hall and chapel. It is approximately 2 miles from Morchard Bishop with primary school, pub, church and village store. The towns of Crediton and Tiverton are 8.5 and 12.5 miles away respectively, both offering a range of amenities including schools, shops, hospitals and recreational facilities.

Exeter is 15 miles away and has all the facilities of a cathedral city and major regional centre. From Tiverton there is a dual carriageway link to the M5 motorway and a main line railway station at junction 27 with fast trains to London taking approximately 2 hours.

## DESCRIPTION

Barn Lodge is a beautiful detached barn conversion offering flexible accommodation across two floors with the potential for multi-generational living and a wealth of period features throughout. The property enjoys a southerly aspect with gardens, parking and an adjoining paddock.





## ACCOMMODATION

The heart of the house is the large kitchen/dining room with access to both the front and rear, enjoying a southerly aspect across the land with shaker style wall and base units, granite worktops and built in appliances. Double doors open into the sitting room with feature fireplace, wood burning stove and access into the dual aspect garden room boasting views across the gardens. The utility room offers space for both a washing machine and tumble dryer with a door leading into the dining room which enjoys a dual aspect and private access to the front of the property providing an option for a fifth bedroom. A bathroom can also be found on this floor.

On the first floor are four double bedrooms all enjoying a southerly aspect with the master bedroom benefitting from built in wardrobes and an en-suite shower room. The family bathroom comprises of a whirlpool corner bath, large double rainforest shower, wash-hand basin and WC.

## OUTSIDE

Shared access leads to the property's driveway with space for numerous vehicles along with a detached carport and workshop, both with power and lighting.

The property boasts south facing mainly laid to lawn gardens with a patio seating area, greenhouse and wooden storage shed. A separate two acre paddock with post and rail fencing is accessed through an adjoining five-bar gate and lies on the opposite side of the driveway.

## SERVICES

Mains water and electricity. Private drainage and Oil fired central Heating.

## VIEWINGS

Strictly by appointment with the agents please.

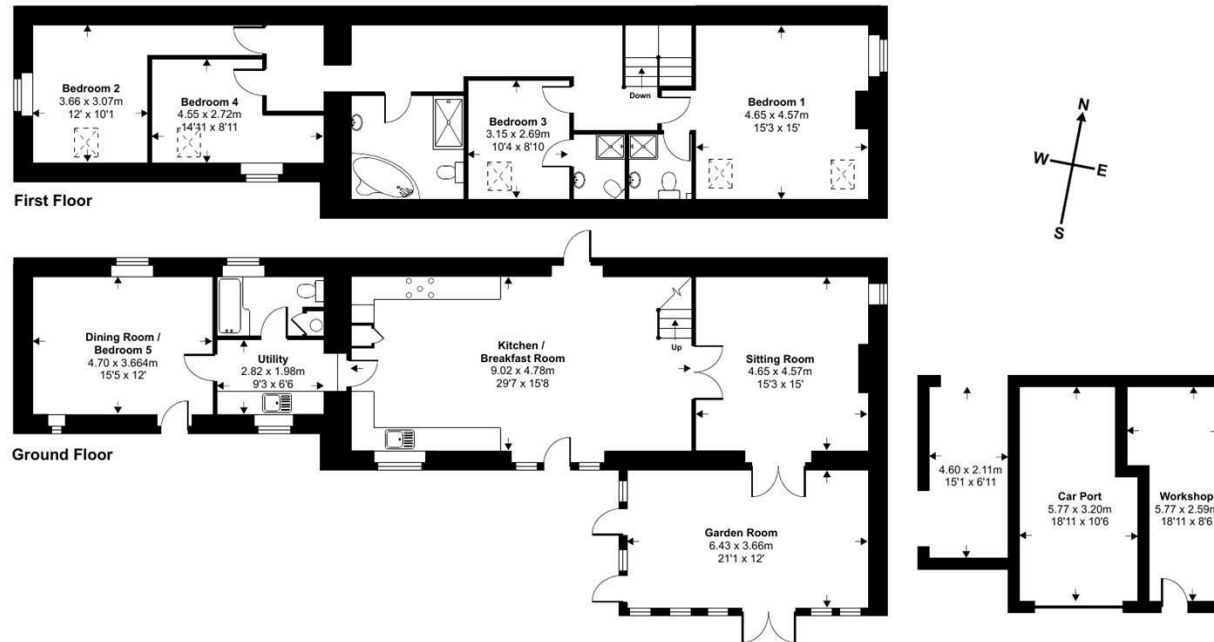
## DIRECTIONS

From Tiverton, proceed on the B3137 towards Witheridge for 5.6 miles, passing through the village of Withleigh. After rising up the hill and out of the woods, take the second left at peak cross. Remain on this road through Puddington. At Little Borough Cross, turn left. After 0.2 miles, proceed down the track on the left signed for Stone Barn. The property is second on the left.

what3words: headstone.trucks.january



Approximate Area = 2514 sq ft / 233.5 sq m (includes car port)  
 Outbuilding = 243 sq ft / 22.5 sq m  
 Total = 2757 sq ft / 256 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2022.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) <b>A</b>		
(61-81) <b>B</b>		
(49-60) <b>C</b>		
(34-48) <b>D</b>		
(19-33) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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