



Theelbridge Barn



Thelbridge Barn

Thelbridge, Crediton, Devon, EX17 4SQ

Crediton: 9 Miles M5(J27)/ Tiverton Parkway Station: 19 Miles
Exeter: 16.5 Miles

A contemporary and substantial barn conversion with exceptional views across rolling countryside.

- 3652 Sq.Ft. of Accommodation
- Energy Efficient
- Stunning Accommodation
- Five Bedrooms
- Three Reception Rooms
- Underfloor Heating Throughout
- Gardens for Landscaping
- Needing Completion
- Council Tax Band F
- Freehold

Guide Price £700,000

SITUATION

The property sits in an elevated, rural position within the hamlet of Thelbridge. Thelbridge itself benefits from a church and a popular public house whilst the village of Witheridge, just two miles away, offers a good range of amenities including primary school, health centre, veterinary practice, public house, village shops, post office and village hall with tennis court.

The market towns of South Molton and Tiverton are within eleven and twelve miles respectively, both providing a comprehensive range of shopping and recreational facilities alongside hospitals and schooling. South Molton offers a weekly livestock market with both towns also holding weekly farmers markets.

From Tiverton there is a dual carriageway to the M5 (Junction 27) along which lies Tiverton Parkway railway station.

DESCRIPTION

Thelbridge Barn is a contemporary barn conversion nestled in a rural yet accessible location with exceptional views across the surrounding countryside. Internally the barn offers extensive accommodation across two floors, whilst outside offers ample space for parking and grounds that wrap around the property which can be utilised or adapted to the new owners' requirements.



ACCOMMODATION

The extensive ground floor accommodation enjoys solid flooring throughout and excellent reception space, including an impressive sitting room with west facing sliding doors and feature galleried landing. In addition, a versatile reception space, currently configured as a games room, optimises views of the surrounding countryside with French doors providing access to the outside. The hub of the house is the large family kitchen, with a dining area and sliding doors to the sunken patio and kitchen garden. The attractive modern style white kitchen is fitted with a range of appliances; double oven, steam oven, microwave and built in fridge. A door leads through to a pantry with an additional sink and further storage. The ground floor also features a gym with an en suite shower room which could be used as a ground floor bedroom if required, as well as a separate cloakroom.

On the first floor there are five double bedrooms with four benefitting from en suites and private balconies. The master bedroom enjoys a dual aspect with wall to ceiling windows making the most of the wonderful views across the surrounding countryside; it features an extensive walk in wardrobe with fitted units around the room, a balcony and an en suite bathroom with WC, his and hers sinks and a bath.

OUTSIDE

The gated driveway hosts ample parking for multiple vehicles, giving access to the adjacent kitchen garden with space for an abundance of forgeable and/ or decorative plants, and to the sunken paved seating area with beautiful views and access to the kitchen.

The additional grassed ground wraps around the property and could be suitable for domestic garden space subject to necessary planning consents.

In all the plot totals approximately 0.4 acres

SERVICES

Mains water and electricity. Private drainage. Ground Source Heat Pump.

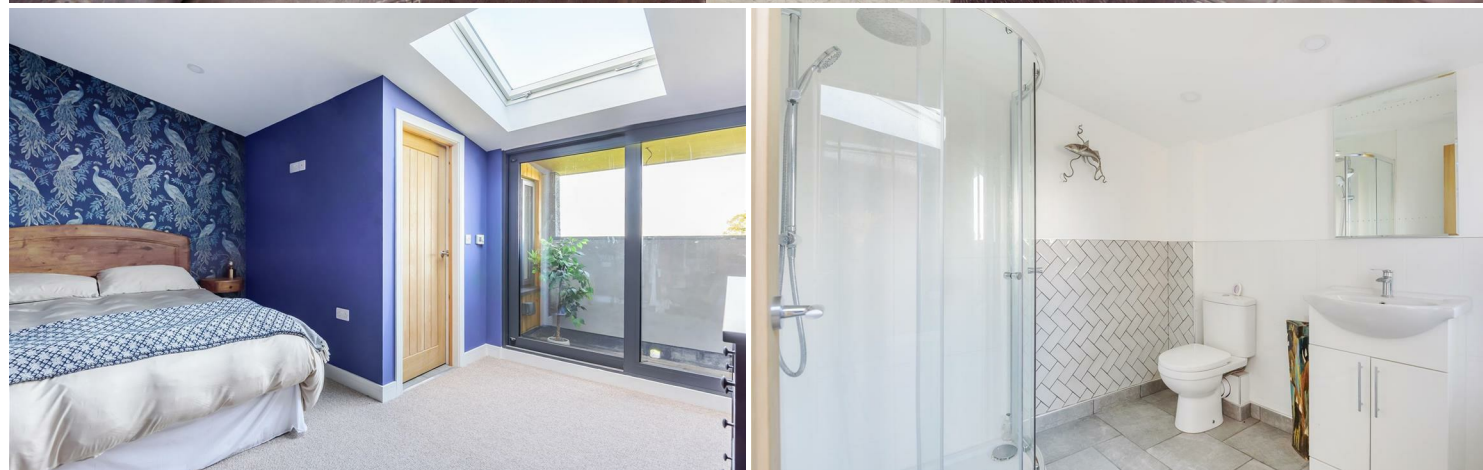
VIEWINGS

Strictly by appointment through the agents please.

DIRECTIONS

From Tiverton proceed on the B3137 towards Witheridge. After passing through Nomansland continue past West Middlewick Farm Shop, and take the next left signposted towards Thelbridge. Continue for 1.5 miles, going over Millbarn Cross and at the end of the road, turn left towards Thelbridge joining the B3042. Proceed for 1 mile and turn right at the The Thelbridge Cross Inn. Continue for 100 yards and the property can be found on the right hand side.

what3words: ///slime.loudness.stews





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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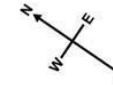
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These particulars are a guide only and should not be relied upon for any purpose.

Approximate Area = 3652 sq ft / 339.2 sq m (excludes void)

For identification only - Not to scale



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rícheom 2022. Produced for Stags. REF: 907171



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