



Tarka Barn



Tarka Barn

Rawridge, Honiton, EX14 9PX

Upottery 1 mile; Honiton Station 5 miles; Taunton 14.3 miles

Spacious and characterful stone barn conversion in the Blackdown Hills.

- Semi-rural barn conversion
- Adaptable layout
- Garage and store
- Freehold
- 3 bedroom (all en suite)
- Double aspect sitting room
- Lots of parking
- Council Tax Band E

Guide Price £500,000

SITUATION

Positioned on the edge of the hamlet of Rawridge this spacious barn conversion has a convenient yet private location.

The barn is located within the Blackdown Hills AONB, close to the picturesque village of Upottery which benefits from a public house, The Sidmouth Arms, a highly regarded primary school, historic church and a host of other sporting and recreational clubs. The A30 trunk road adjoining to the east gives rapid access to both Honiton and the university and cathedral city of Exeter.

Taunton and the M5 motorway are about 30 minute drive from the property. Honiton benefits from comprehensive amenities including shops, schooling, recreational facilities and a railway station on the London Waterloo line. The larger centre of Exeter caters for all needs including an international airport, mainline railway stations on both the Paddington and Waterloo lines and access onto the M5 motorway.



DESCRIPTION

Converted by the current owners about 20 years ago, this spacious stone barn conversion has well proportioned rooms and lots of character from exposed stone and timber beams. The barn is Grade II being within the curtilage of the original farmhouse.

The accommodation includes a kitchen/breakfast room with granite worktops on a central island unit and either side of a Belfast style sink, there is a built-in larder, space for a dishwasher and Range cooker. Steps lead up to a double aspect sitting room with timber floor and part double height space to the vaulted ceiling, there is a good amount of light from glazed panels and double doors within the old granary openings (please note the wood burner has been decommissioned). Below the kitchen is a third bedroom/office with ensuite wet room with door to the outside, the current owners use this as a large utility room.

On the first floor are two double bedrooms either side of a unique galleried landing. The largest bedroom has a generous amount of built in wardrobes plus an ensuite bathroom with separate shower, the second bedroom also has an ensuite shower room.

OUTSIDE

Approached from the lane along a short drive (owned by next door), gates will be installed which will open up onto a large parking area beside the open fronted timber garage and adjoining store (sellers also to install fencing).

The garden is partly enclosed with a low stone wall and established shrubs and trees. Designed to be low maintenance there are raised beds and large patio areas positioned to enjoy the views across the valley.

SERVICES


Mains water and electric. Oil fired central heating. Private drainage to modern treatment plant (shared with three other neighbours).

DIRECTIONS

From Honiton head East on the A30, turning left after Monkton, sign posted Rawridge and Uptottery. In Rawridge, take the right turn (after Otter Vale Close) and after a short distance the drive is on the left.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			75
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F	29		
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Bank House, 66 High Street,
Honiton, Devon, EX14 1PS

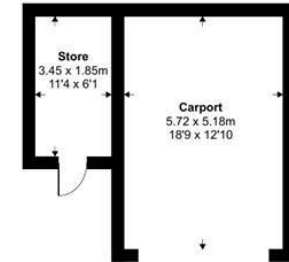
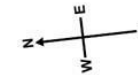
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These particulars are a guide only and should not be relied upon for any purpose.

Approximate Area = 1748 sq ft / 162.3 sq m (excludes carport & void)
Outbuilding = 70 sq ft / 6.5 sq m
Total = 1818 sq ft / 168.8 sq m

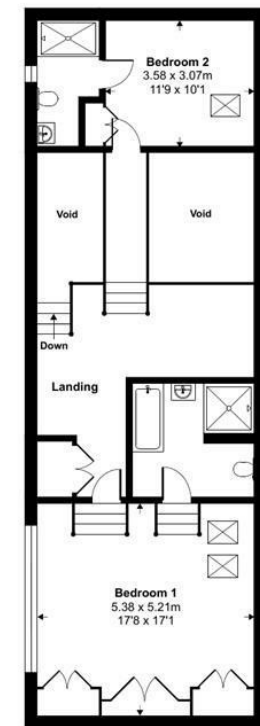
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Outbuilding



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rîchecom 2023. Produced for Stags. REF: 1027493



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