



**The Granary, Colebrooke Lane, Cullompton, Devon EX15 1PD**

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An immaculately presented and upgraded former Granary set within a small Hamlet of similar properties with offices offering income potential. This property offers many original features of the original barn perfectly mixed with contemporary, modern furnishings to create an intriguing and inviting family home.

- Beautiful former Granary
- Four large bedrooms - two with ensuites
- Ample parking and a double garage
- Land subject to uplift covenant - ask for further details

- Stunning grounds with beautiful views
- Private bar easily converted to separate annex
- Separate offices with potential rental income

- Perfectly presented throughout
- Approx. 13 acres
- Sociable, open plan living accommodation



## Description

A former Granary, this most impressive family home enjoys a peaceful semi-rural setting yet offers the convenience of Cullompton's ample amenities within approximately one mile of the property.

The front door opens to a spacious entrance room with fitted cupboards providing the perfect place to store your shoes and coats. From here, a door leads to the heart of the home. Tall ceilings teamed with original wooden beams and a log burner with a large oak mantle give this beautiful space the real 'WOW' factor. The kitchen has been updated by the current owners and offers a range of base units, an integrated dishwasher and fridge/freezer, wine storage - both chilled and cabinet – an oven plus an electric AGA in Duck Egg blue. There is also a breakfast bar which can comfortably seat two. Floor-to-ceiling windows invite the wonderful Devonshire countryside in and makes this area light and airy.

Just off the main living accommodation, a sunroom – currently used as a formal dining room with bifold doors which overlook the garden. A snug offers a cosy space for seating, with lovely rural views.

Off the entrance hallway, the property offers a utility with plumbing for a washing machine and space for a tumble dryer and a WC with a hand basin. This leads to a useful boot room with space for a fridge/freezer as well as fitted cupboards providing extra storage solutions, there is also access to a play room, currently used as the dog room, with doors to an enclosed courtyard/dog run laid to chippings.

Downstairs, a spacious landing offers access to all four bedrooms. The master bedroom, a large double, offers a modern, recently updated en-suite shower room with a rain shower enclosure, WC and hand basin. Similarly, bedroom two offers an recently updated en-suite shower room with a large window. Bedrooms three and four are also double bedrooms with large windows to the front courtyard. The family bathroom has also been upgraded and finishes the space with a bath, a separate shower enclosure, a WC and a hand basin with a vanity unit.

A recent addition from the current owners, altered from the farm's stables, has created a superb bar room, perfect for entertaining friends and family. Carrying on the theme from the main house, the bar offers wooden beams, a corrugated iron bar with a Wooden work top and a fireplace with a slate surround and oak mantle. Bunk beds and a lounge area have

been incorporated into the space to create the perfect space for over-night visitors. There is a bathroom with a beautiful roll top stand-alone bath, brass bucket hand basin and a WC. A doorway connects bedroom two to the entrance hallway to the bar to allow potential to create a self-contained annexe if necessary.

A separate office block offers an entrance reception room which is very light and open with glass doors out to the courtyard and large Velux windows. Two large offices and a modern kitchen with a WC. This space offers a potential rental income of £10,000 per annum. Double doors lead to a double garage with a small mezzanine with a door that leads to the front courtyard.

Outside, the gardens are extensive and immaculately kept. The patio area is large and a real sun trap with plenty of seating areas, perfect for family gatherings. A hot tub and swim spa have been added by the owners, an ideal place to relax after a long day. The garden is mainly laid to lawn with apple trees and mature shrubs. The top of the garden offers a large chicken coup and a hard standing currently used for storage sheds. There is further parking and a gate to a field spanning approximately two acres to the rear, offering beautiful far reaching views over Cullompton and the surrounding countryside and currently fenced to allow the keeping of animals with stables accessible from here. The property also offers 11.1 acres of land which is well accessed from the main road and is currently earning a rental income.

## Tenure

Freehold

Land subject to uplift covenant - ask for further details

## Cullompton

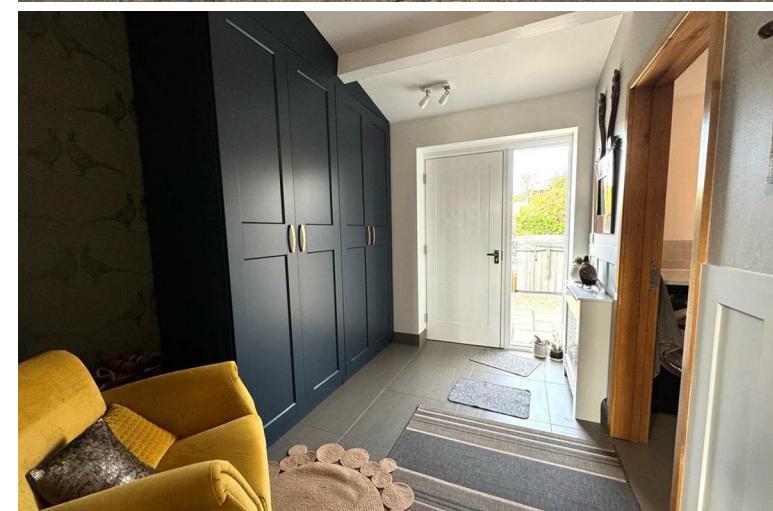
Cullompton is a market town in Mid Devon with a wide range of amenities with a range of shops, recreational and educational facilities, as well as superb travel links to Exeter and Taunton via the M5 accessible from here via junction 28.

## Sales enquiries

If you have any enquiries, please do not hesitate to contact the office on 01884 257997 or email us at [sales@weldenedwards.co.uk](mailto:sales@weldenedwards.co.uk).

## Disclaimer

Whilst every attempt has been made to ensure our sales particulars are accurate and reliable, they are only a general guide to the property, and accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to clarify the position for you.

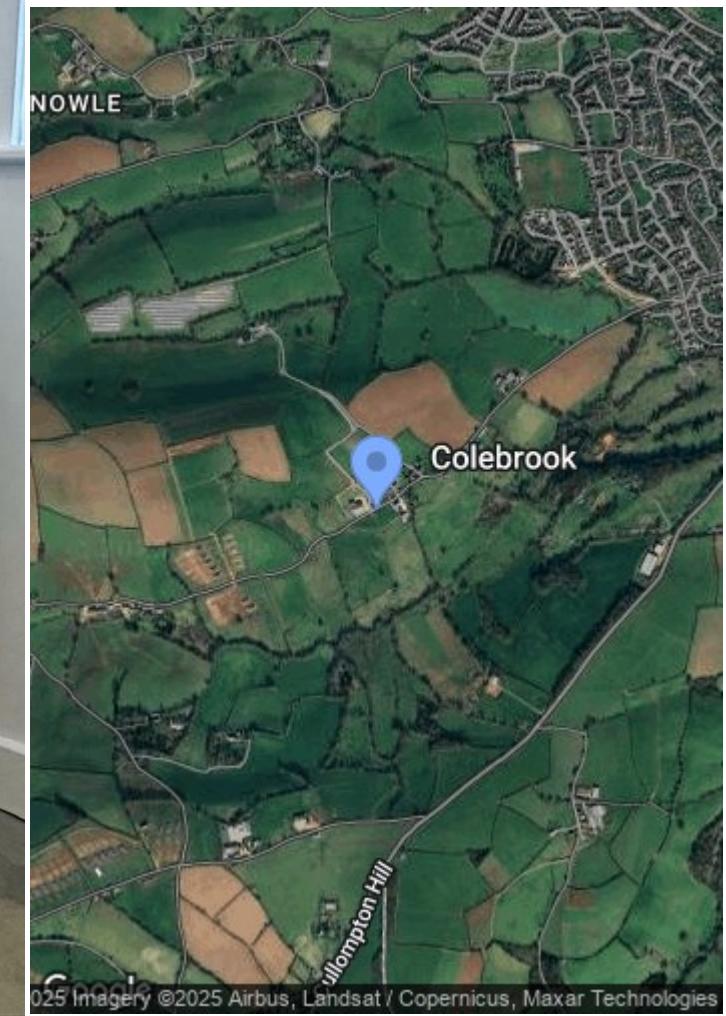


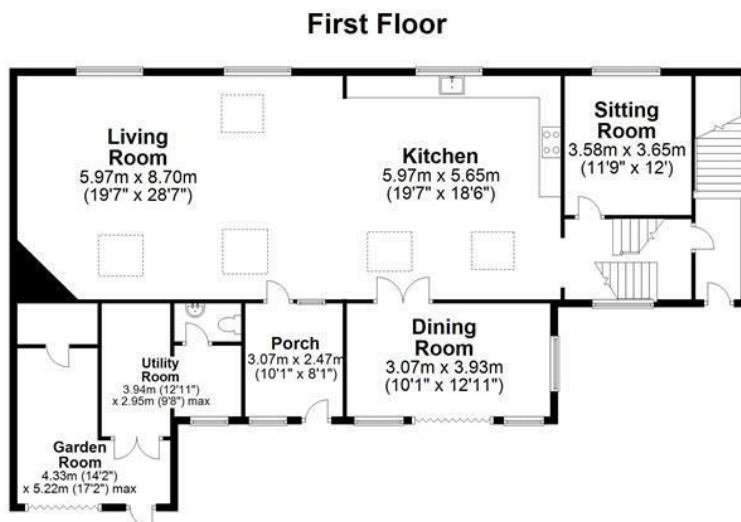
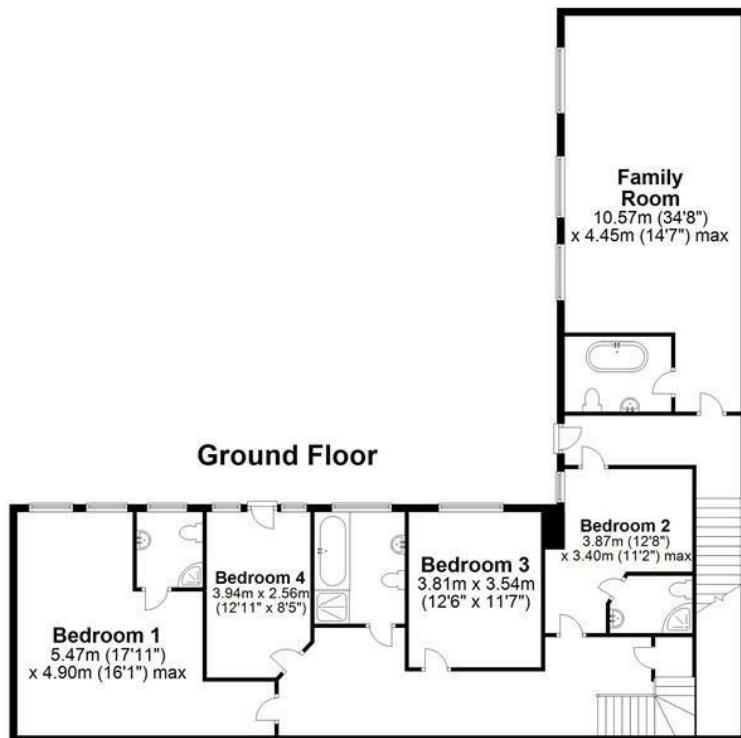




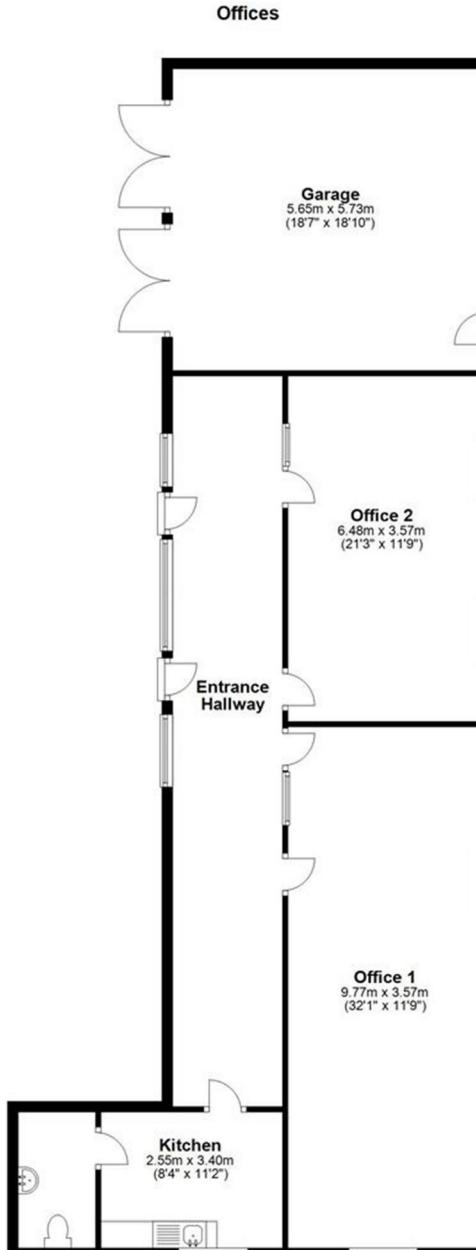
### Energy Efficiency Rating

|   | Current                 | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 59                      |           |
| (39-54) E                                   | 34                      |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |





This plan is for guidance only and not to be relied upon. Measurements are approximate.  
Plan produced using PlanUp.



Total area: approx. 134.0 sq. metres (1442.1 sq. feet)

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