



1 Colestocks Barns , EX14 3JR

Guide price £270,000



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- Barn Conversion
- Downstairs W/C
- Family Bathroom
- Allocated Outside Space
- Parking For Two Cars
- Open Plan Kitchen/Lounge/Dining Space
- Two Bedrooms
- Communal Courtyard
- Communal Orchard With Fantastic Views
- Countryside Living



Set within the small hamlet of Colestocks, this beautifully presented two-bedroom semi-detached Devon barn conversion offers contemporary open-plan living in a peaceful rural setting, while remaining exceptionally well connected. The property combines the character of a traditional stone barn with modern finishes throughout, including a fitted kitchen, slate tiled flooring with underfloor heating to the ground floor, two double bedrooms and a modern family bathroom. Outside, there is a private front courtyard, access to a communal orchard, and two allocated parking spaces. Despite its countryside position, the property enjoys convenient access to the A30 (A303) and the M5, providing straightforward connections to Exeter, the wider South West and London via the A303. The location is also well placed for local schooling, including the highly regarded King's School in Ottery St Mary, making the property well suited to both full-time living and longer-term investment.

Walkthrough

Parking is provided in a communal area adjacent to the shared orchard, a standout feature of the setting, offering open views across the surrounding Devon countryside. From here, a pathway leads through a brick archway into a shared courtyard.

The front door opens directly into the heart of the home: a generous open-plan kitchen, living and dining space. Slate tiled flooring runs throughout the ground floor and is complemented by underfloor heating, giving the space a clean, contemporary feel while remaining practical and comfortable year-round. Natural light fills the room via glazed panels around

the front door and two sets of double windows within the living space.

To one end of the room, the kitchen is thoughtfully arranged with modern fitted units, wood-effect work surfaces and a black granite composite sink. Integrated appliances include an ceramic hob, oven, extractor fan, microwave, fridge/freezer, dishwasher and washing machine. The kitchen flows seamlessly into the living and dining area, creating a sociable and flexible open-plan layout well suited to both everyday living and entertaining. A downstairs WC is positioned discreetly off the main living space.

Stairs rise from the open-plan room to the first floor, where a galleried landing provides access to both bedrooms, the family bathroom and an airing cupboard. The landing benefits from natural light and has a pleasant sense of openness.

The principal bedroom is a well-proportioned double room featuring a fun character window with banister, overlooking the courtyard to the front. This feature enhances both the sense of light and space, while comfortably accommodating a double bed and additional bedroom furniture. The second bedroom is also a double, enjoying views to the courtyard and benefiting from a useful storage nook. It would



to a well-respected primary school, while Feniton also offers a village primary school, providing good local schooling options within easy reach.

The attractive town of Ottery St Mary, approximately 4.1 miles away, provides a good range of day-to-day facilities including a Sainsbury's supermarket, independent shops, cafés, leisure facilities, schooling and healthcare services. The nearby market town of Honiton, around 5.8 miles away, offers a similar range of amenities, providing further choice and convenience. Cullompton lies approximately 7.7 miles to the west, while the cathedral city of Exeter is around 13 miles away, offering a wider range of cultural, educational and commercial opportunities. Taunton is approximately 20 miles distant.

Despite its rural position, Colestocks is exceptionally well connected. The A30 (A303) is accessible within approximately two miles, providing a fast route west toward Exeter and direct access east via the A303 toward London. M5 Junction 28 at Cullompton is around 7.7 miles away, offering convenient access to

function equally well as a child's bedroom, guest room or home office.

The family bathroom is fitted with a modern white suite, comprising a bath with over-bath shower, WC, wash hand basin and a heated towel rail. Outside, the property benefits from its own private paved area to the front, ideal for outdoor seating, entertaining or simply enjoying the tranquil surroundings. Beyond this, the communal orchard provides a rare opportunity to enjoy shared green space with panoramic countryside views, well suited for picnics or informal recreation. Two allocated parking spaces are provided within the communal parking area.

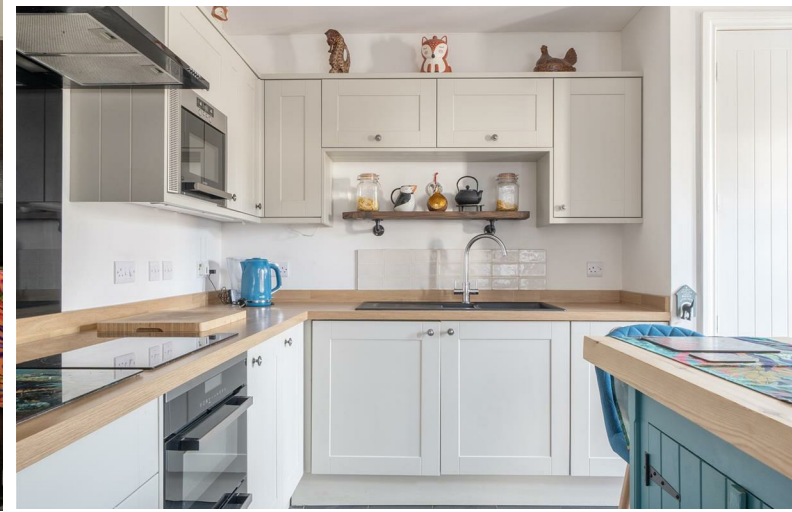
The property is on mains, electric, water and sewage. The heating is oil

Situation

Colestocks is a small hamlet set within the East Devon countryside, offering a peaceful rural setting with excellent access to nearby villages, market towns and key transport links. The surrounding area is characterised by gently rolling farmland, with walks and access to the countryside available directly from the doorstep.

Everyday amenities are conveniently close at hand, with the villages of Payhembury and Feniton both located around one mile away. Payhembury is home

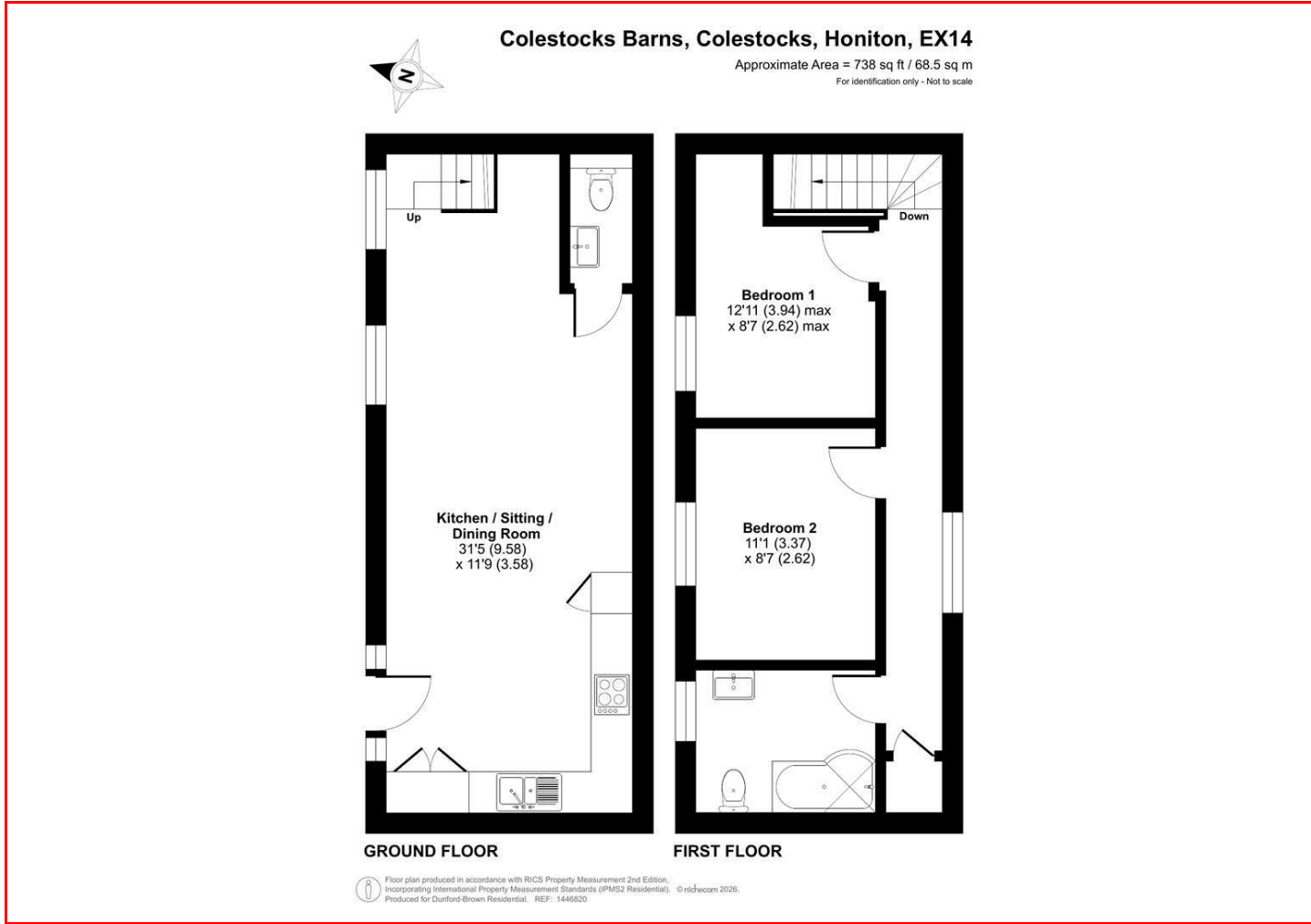




the wider motorway network. Feniton railway station is approximately one mile away, while Honiton station is around 6.1 miles away and Tiverton Parkway approximately 13.2 miles away, providing mainline services to Exeter, London, the Midlands and beyond. Exeter Airport is also within easy reach at around 10.3 miles.

The East Devon countryside surrounding Colestock provides excellent opportunities for walking and outdoor pursuits, while the Jurassic Coast is readily accessible. Sidmouth lies approximately 12 miles away, with Beer around 13.7 miles, Budleigh Salterton approximately 13.5 miles and Exmouth around 15.4 miles away, placing some of Devon's most celebrated coastal towns and beaches within a comfortable drive.

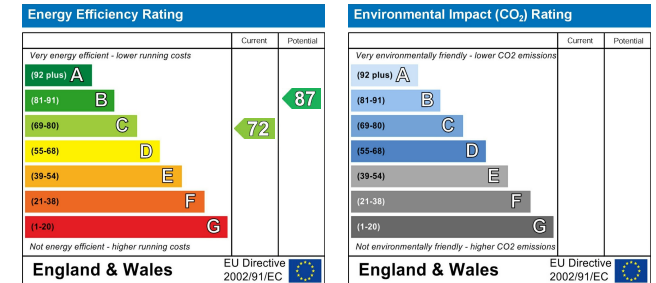
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Dunford-Brown Residential Office on 01884 824 888 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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