



Court Barton



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Kentisbeare, Cullompton, EX15 2BG

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Grade II\* listed country house in the heart of the village with barns and lovely gardens.

- Grade II\* Listed
- 5 Bedrooms (2 en suite)
- Uffculme School Catchment
- L Shaped traditional outbuildings
- Freehold
- Spacious rooms
- 3 Reception rooms
- Lovely gardens
- Parking
- Council tax band F

## Offers In Excess Of £550,000

The property lies within the heart of Kentisbeare, a popular village with a primary school, shop, public house, church and village hall, all within a short walk. The M5 (Junction 28) and the regional centres of Exeter, Honiton, Taunton and Tiverton are within easy reach, with rail links nearby.

Grade II\* listed former farmhouse believed to date from the early 17th century, constructed of roughcast cob and stone rubble beneath a slate roof that may require repair. The house retains fine architectural details including decorative plasterwork and character beams, with leaded casement windows and an attractive, roughly symmetrical front elevation.

Spacious accommodation includes three reception rooms with fireplaces, a kitchen and utility, and five bedrooms in total, including a versatile ground floor bedroom which could also serve as a home office and benefits from an en suite shower room.

The approach is through a walled front garden with lawn and established shrubs. To the rear and side, a large concrete courtyard provides ample parking and is framed by a useful L-shaped range of traditional barns, creating a lovely courtyard feel, including an enclosed garage or storage barn with two up-and-over doors and an open-fronted piggyery with old troughs. A further secluded garden is well established with fruit trees, old well and a vegetable patch.

Mains water, electricity and drainage. Oil fired central heating via private oil tank (new boiler installed January 2023). Superfast broadband up to 75 Mbps, mobile coverage variable outdoors with Vodafone and Three, none with O2/EE (Ofcom). Covenants including maintaining boundary fence, not causing a nuisance and for residential purposes only.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Approximate Area = 2918 sq ft / 271 sq m (excludes open sheds)  
 Garage = 449 sq ft / 41.7 sq m  
 Outbuilding = 45 sq ft / 4.1 sq m  
 Total = 3412 sq ft / 316.8 sq m  
 For identification only - Not to scale

**Ground Floor**

- Double Garage: 7.87 x 5.30m
- Store: 2.02 x 0.66m
- Open Shed: 5.29 x 3.06m
- Kitchen: 3.88 x 3.50m
- Dining Room: 5.45 x 5.06m
- Family Room: 5.43 x 5.41m
- Utility
- Study / Bedroom: 5.19 x 3.91m
- Sitting Room: 5.23 x 5.11m

**First Floor**

- Open Shed: 10.00 x 5.75m
- Bedroom 1: 5.07 x 5.56m
- Bedroom 3: 5.43 x 5.10m
- Bedroom 4: 4.16 x 3.34m
- Bedroom 2: 4.31 x 3.44m

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2026. Produced for Stags. REF:1439018



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	50	65
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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