



Tillerton Barn







Tillerton Barn,

Tedburn St Mary, Exeter, Devon, EX6 6ER

Cheriton Bishop (1.7 miles), A30 (1.4 miles), Crediton (5.8 miles), Centre of Exeter (13 miles)

A beautifully positioned family home with a range of useful outbuildings, stabling and land amounting to 1.8 acres.

- Thatched barn conversion
- Additional land available (subject to separate negotiation)
- Detached garage/store and office
- Paddocks and stabling
- Council Tax Band: F
- Unlisted 3 bedroom family home
- South facing terrace
- Summer house and greenhouse
- Land amounting to 1.8 acres
- Freehold

Guide Price £725,000

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SITUATION

This beautiful property occupies a secluded rural setting amid unspoilt Devon countryside, while remaining highly accessible. The nearby village of Cheriton Bishop, about two miles away, offers everyday amenities including a village shop with post office, public house and a primary school. Tedburn St Mary, a similar distance, provides further facilities including tennis courts.

Despite its peaceful position, the property lies within two miles of the A30, giving convenient access to Exeter and the M5 to the east, and Cornwall to the west. The market town of Crediton (approximately five miles) offers a wider range of shops and services. Exeter (about 12 miles) provides an extensive range of cultural, educational and commercial facilities, along with mainline rail connections to London and an international airport.

The surrounding countryside offers numerous footpaths and bridleways, ideal for walking and riding.

ACCOMMODATION

Tillerton Barn is an attractive detached barn conversion, converted in 1998 with great sensitivity and craftsmanship. Constructed in a traditional vernacular style, the property showcases a striking jointed and pegged oak cruck frame, complemented by cob, stone and limewashed elevations beneath a water reed thatched roof. The accommodation is centred around a magnificent, vaulted sitting room, with newly installed oak flooring, a galleried landing and French doors opening to the south facing terrace.

The kitchen/breakfast room is well-appointed with an attractive tiled floor, a range of units set beneath hardwood worktops, a double sink and an oil-fired Aga. Exposed beams add considerable character, while a glazed screen opens through to the unique dining room, formed from the original roundhouse, with curved walls, king posts and French doors to the garden. A separate utility room offers further storage, with quarry tiled floor and Belfast sink. Also on the ground floor, the principal bedroom enjoys a delightful outlook over the garden, with oak mullioned window and exposed timbers, and an en suite shower room.

An attractive staircase rises to the first floor galleried landing overlooking the drawing room. There are two further bedrooms, both with exposed beams, including a generous second bedroom with fitted wardrobes and far-reaching views. A family bathroom is fitted with a traditional white suite, and there is also an inner landing with airing cupboard and hot water cylinder.

Throughout, the property combines period charm with practical modern living, creating a unique and characterful home.





GARDENS

The gardens and grounds are a particular highlight, having been thoughtfully designed to provide both structure and seasonal interest. A brick-paved terrace adjoins the house, ideal for outdoor dining, and leads onto a level lawn framed by mature borders and a beech hedge. Beyond, a series of gently rising terraced lawns are linked by stone steps, with well-stocked beds and a charming rose-clad arbour. A beech archway opens to a secluded formal rose garden, enclosed on three sides, with further steps leading to an additional area of lawn. To one side, a productive kitchen garden is enclosed by timber fencing, with a pergola draped in climbing plants leading through an orchard planted with a range of fruit trees. A garden store, wooden greenhouse and fruit cage complete this area, all bordered by mixed native hedging.

LAND AND STABLING

Beyond the gardens lie two paddocks, including a portable stable with loose box, tack/store and haystore. In all, the property extends to approximately 1.8 acres.

GARAGE AND STUDIO

A five-bar gate opens from the quiet country lane onto a spacious driveway, providing ample parking and access to a useful garage block of timber and concrete construction. The building offers excellent storage, including a garage with adjoining store, together with a separate, secure store room with light, power and heating. Above, accessed via a side path, is a first-floor office, a bright and versatile space with part-vaulted ceilings, extensive oak shelving and good natural light, well suited to home working or studio use.

SERVICES

Mains water and electricity

Private drainage - Septic tank

Oil-fired central heating

LPG tanks providing gas to the newly installed sitting room heater.

EPC: E

EE, Vodafone, Three and O2 mobile network available (Ofcom)

Standard broadband available (Ofcom)

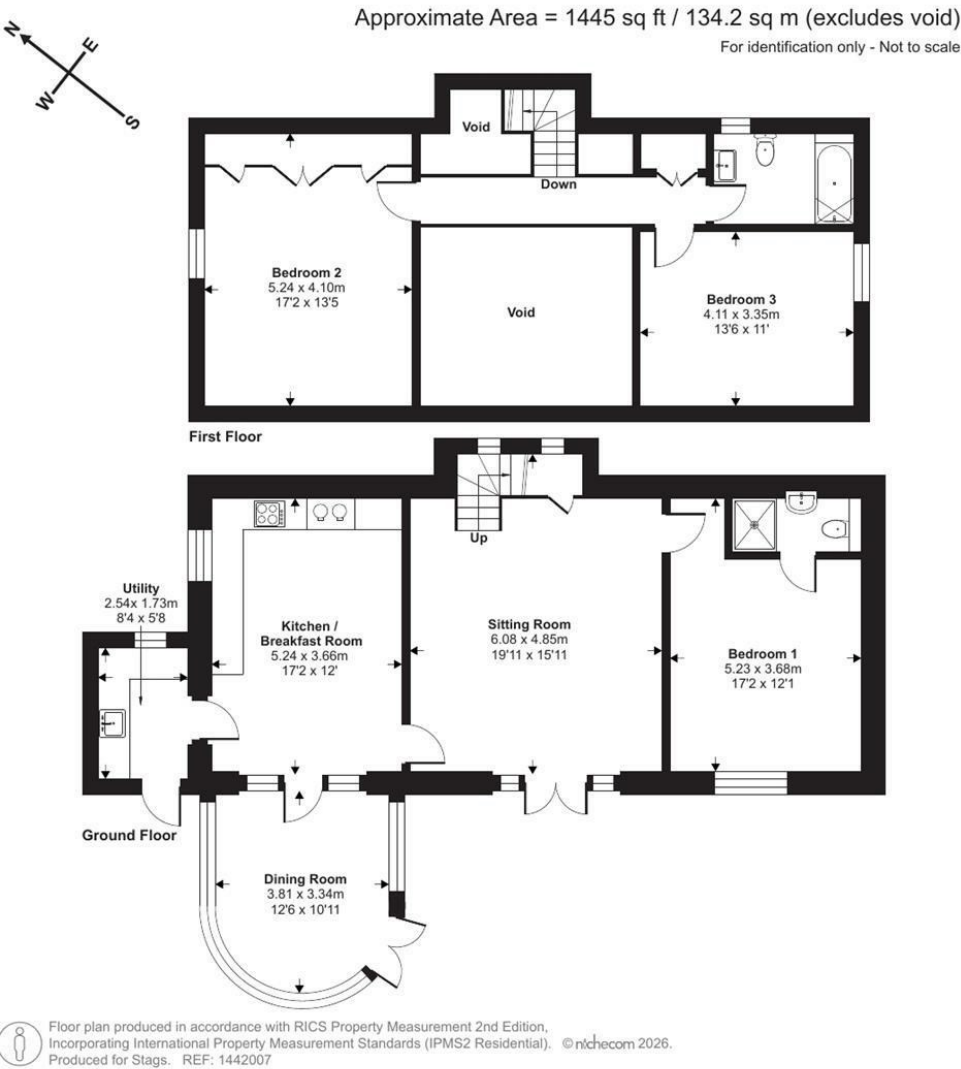
DIRECTIONS

From Exeter proceed west on the A30 and leave at the Woodleigh junction, signposted Cheriton Bishop and Crockernwell. Go back over the A30, signposted Tedburn St Mary and turn left within 200 yards, signposted Crediton. Continue on this lane for 1.1 miles whereupon, at Twisted Oak Cross, turn left signposted Froggy Mill. The property is within a quarter of a mile on the left.

What3words - atom.reckons.surround



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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		64
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC



