

Hilltop Barn,

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Kerswell, Cullompton, EX15 2ES

Cullompton 5 miles Honiton 7 miles Exeter 18 miles

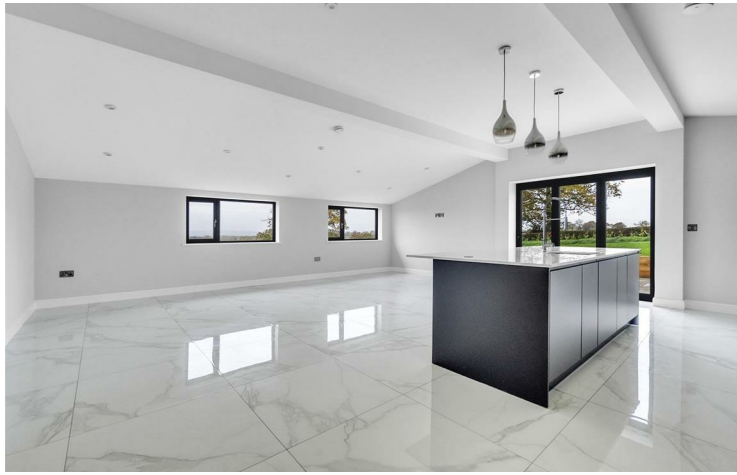
An exclusive new barn conversion finished to an exceptional standard, offering breathtaking views of the Culm Valley.

- New barn conversion
- 4 double bedrooms bedrooms
- In all 0.74 acres
- West facing private patio
- Substantial parking
- Panoramic views
- Air source heat pump
- Uffculme School Catchment
- Freehold
- Council Tax TBC

Guide Price £625,000







SITUATION

A rare and exciting opportunity to purchase a premium new 4 bedroom barn conversion located above the hamlet of Kerswell and on the edge of the Blackdown Hills. The property offers both rural tranquillity while remaining highly accessible, just minutes from the M5 and Tiverton Parkway Station (London Paddington Line).

DESCRIPTION

Hilltop Barn forms part of an small exclusive development of 3 new barn conversions. Situated at the start of the development, this home has been beautifully designed to offer high specification and to provide low maintenance energy efficient living while maximising the natural light and panoramic countryside views.

Enter through the front porch, into a welcoming entrance hall and practical utility room, perfectly placed for every day family life. From here, the home flows effortlessly into a bright and spacious open plan living/dining space and kitchen with integrated fridge/freezer, dishwasher, Neff double ovens and warming drawer. Beyond the main living area, a private hallway leads you to 4 generously sized double bedrooms, 2 with en suites, a stylish family bathroom plus the principle suite benefits from the added luxury of a dressing room and fitted Sharp wardrobes.

OUTSIDE

Approached via a shared driveway, this home benefits from an extensive parking area conveniently located at the front of the property. To the side, the patio doors open out onto a large private west and north facing patio and landscaped garden creating an idyllic space for entertaining friends and family. Beyond the main garden, you will discover an adjoining L shaped paddock that wraps around the garden extends the outdoor space even further.

OTHER CONSIDERATIONS

10 year build warranty
Timber frame construction with steel supports
Underfloor heating powered by air source heat pumps
Some photos have been staged using AI.

SERVICES

Mains electric
Private borehole water supply
Shared private sewage treatment plant
Ultra fast broadband available.
Outdoor mobile coverage from O2, EE, Three and Vodaphone.

VIEWINGS

Strictly by prior appointment only with Stags Honiton Office on 01404 45885.

AGENTS NOTE

Please note in accordance with the Estate Agency Act 1979, the owners are connected to an employee at Stags.

DIRECTIONS

From the M5 junction 28, take Honiton Road (A373) towards Honiton. Continue for just under 3 miles until you get to the Keepers Cottage Inn on your right, take the next left onto Broad Road. After about 1 mile, take the righthand turn signposted Broadhembury/Kerswell and then take the next right turn. You will reach the development, located on the left.

What3Words - ///strongman.them.orders



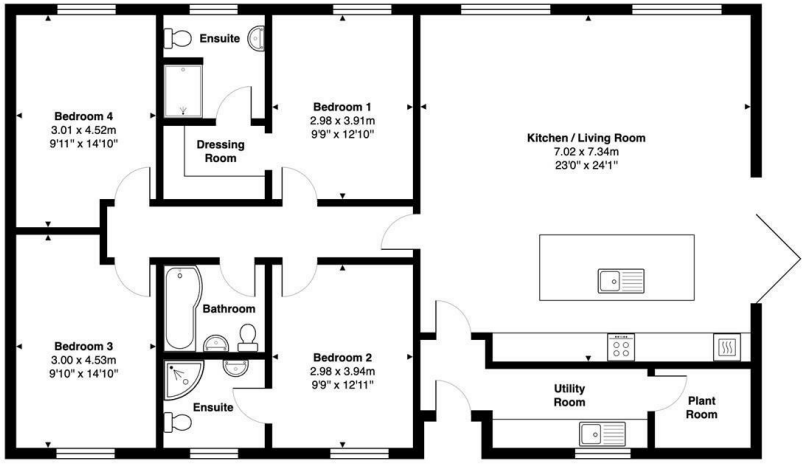




IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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.



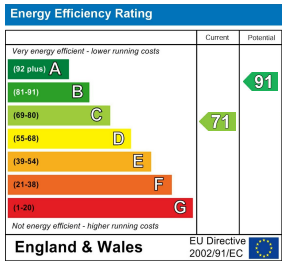
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Ground Floor

Total Area: 143.0 m² ... 1540 ft²

This floor plan is for illustrative purposes only and is not to scale. All measurements are approximate and should not be relied upon. While every effort has been made to ensure accuracy, no responsibility is taken for any errors, omissions, or misstatements.



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