



## 5 Beechtree Court, New Buildings EX17 4PS

Guide Price £500,000

**HELMORES**  
SINCE 1699



## 5 Beechtree Court

Newbuildings, Crediton

- 4 bedroom stone barn conversion
  - Master ensuite and living room with wood-burner
  - Very quiet location
  - On a no through road
  - Kitchen/breakfast room and dining room
  - Great accommodation with further potential
  - South facing garden to rear
- Large garage and parking

Located just outside the small Mid Devon village of Newbuildings is a collection of converted traditional barns, stone in construction, and all with an attractive façade. Located on a no through road, each property is unique with different sizes of accommodation and gardens, but all well designed and well finished and there's plenty to remind you of the farm buildings they once were.



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This property, also known as The Old Stables, offers the chance to purchase one of the larger dwellings, with 4 bedrooms and great living spaces, it also has further potential to adjust the layout and even incorporate some additional space if required. Not that it's needed of course. The layout offers a spacious entrance with doors to a large and light living room, complete with wood-burner and doors to the rear garden, there's a separate dining room and a kitchen/breakfast room running front to back. A useful WC is on the ground floor too. From the kitchen is an internal door to the large garage also housing a utility area and there's a very useful room above (see floorplan) which is currently accessed via a ladder but there's a possibility of knocking through on the first floor and incorporating this room into the main house (STP) or can be used as an office. Other potential is to utilise the garage and room above into a self-contained annexe (STP) or just use them as they are. On the first floor are 4 bedrooms, the master with ensuite and the remaining rooms are a good size. The clever use of design in the roof lights/windows allows plenty of light to flood the rooms and also allows views over the garden. A family bathroom is on the first floor too, serving the remaining bedrooms.





Outside, a lawned and fenced level front garden sets it back from the country lane. Driveway parking is found at the front leading to the garage and there's further visitor parking opposite. To the side of the property, an arch leads to the rear courtyard (this access is understood to be the responsibility of this property) and can be used to access the rear garden without coming through the barn itself. The rear garden is approx. 15m x 8.5m with areas of paving and lawns, planted beds and is fully south facing.

Please see the floorplan for room sizes.

Current Council Tax: E Mid Devon 2022/23 £2658.17

Utilities: Mains electric, water, telephone and broadband

Fastest broadband speed within this postcode: Up to 37Mbps (Rightmove)

Drainage: Shared private drainage (between 6)

Heating: Electric (modern E7 and wood-burner)

Listed: No

Tenure: Freehold

EPC : D

**DIRECTIONS:** From Crediton High Street, head north towards Sandford. At the bottom of the hill, just past the entrance to Creedy Park, bear left signed to Newbuildings. Follow this lane through New Buildings and stay on the road out of the other side. After approx. 500m, take a right fork (marked as a no through road) and follow this lane until you reach Beech Tree Court. No 5 is The Old Stables.

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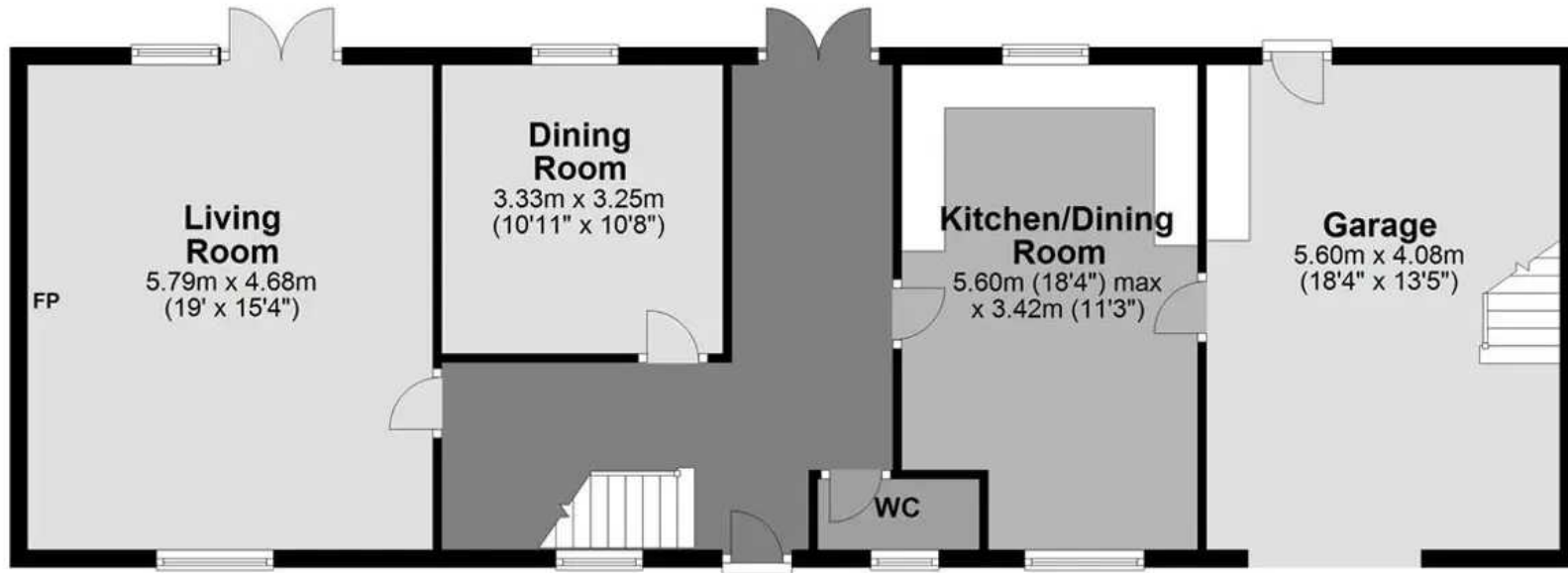






## Ground Floor

Approx. 99.0 sq. metres (1065.3 sq. feet)



## First Floor

Approx. 96.9 sq. metres (1043.4 sq. feet)



Total area: approx. 195.9 sq. metres (2108.7 sq. feet)

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NEWBUILDINGS is a family-friendly, peaceful hamlet with characteristic thatched cottages and farmhouses in Sandford Parish, encompassed by rolling farmland and gentle sloping valleys. It lies 3 miles north west of the market town of Crediton, 2 miles east of the village of Coplestone and 10 miles north of the regional capital, Exeter. The A377 and Tarka Line that link Exeter and North Devon are within a few minutes' drive. Residents enjoy the plentiful walks across the luscious hills and experience awe-inspiring views, spreading to the horizon; if that isn't enough, the outstanding natural beauty of Dartmoor and Exmoor are a short drive away. For convenience, there is a local supermarket at Crediton and essentials can be picked up from the Coplestone village shop - a couple of minutes' drive away.







# Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

[property@helmores.com](mailto:property@helmores.com)

[helmores.com/](https://helmores.com/)

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.