



## Spurway Barn, Coleford, EX17 5DG

Guide Price £585,000

**HELMORES**  
SINCE 1699

# Spurway Barn

Coleford, Crediton

- Stunning barn conversion (completed 2018)
- Large (2200 sqft) of accommodation
- One of just 4 properties
- Stunning open plan living spaces
- 3 or 4 bedrooms with principal en-suite
- Utility and office/bed 4 on ground floor
- Cathedral ceiling and double sided wood-burner
- Two garaged and room over
- Wrap around garden and off-road parking

This stunning barn conversion is set in a rural position in Mid-Devon, one of just 3 conversions (and a farmhouse) in this courtyard setting. The barns are Grade II listed and are believed to date back as far as the 15th century and Spurway Barn was completed to a high standard in 2018. The location gives access to Colebrooke, Copplestone and Bow within a short drive and Crediton is the nearest town, just 6 miles to the East.



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Spurway barn is a largest of the 3 converted barns with over 2200 sqft of internal accommodation over two floors. The layout offers superb open plan living spaces on the ground floor with a fantastic kitchen which opens into a dining area and on again into the spacious living area. This offers excellent flexibility and as can be seen, the opportunity to create a unique interior within this most attractive and historic building. There is plenty of light through large windows and double doors on the ground floor and a stunning "Cathedral" double height ceiling to the living area (it's over 7m to the apex) shows off the original timbers and adds to the feeling of space. There's a central double sided wood-burner too to enjoy from either side. The use of natural materials is evident with the majority of the timbers on show being solid oak. The staircase is a wonderful example of craftsmanship and again gives a wow factor. A ground floor bedroom/study gives flexibility and the utility room houses the heating and hot water technology as well as the washing machine and provides an additional WC facility.



On the first floor is a large landing (would make a lovely study/reading area), 3 bedrooms and the family bathroom. The principle bedroom is dual aspect with a well fitted en suite shower room and plenty of space. Throughout are exposed timbers including floorboards and beams and all fittings give a contemporary twist to a traditional building.



Outside the courtyard gives access to two garages (open in the middle) and each measures approx 4.8m m x 2.8m and with a large hobby room over. This room is currently accessed by a ladder and hatch but a more permanent solution maybe possible. To the front of the barn is a terrace (south facing) providing a lovely seating area. The main garden wraps around the barn with gravelled paths, various seating areas, decking and a lawn. There's a "hidden" seating area too with doors opening from the living area. The garden is approx. 8m x 22m plus the hidden garden.

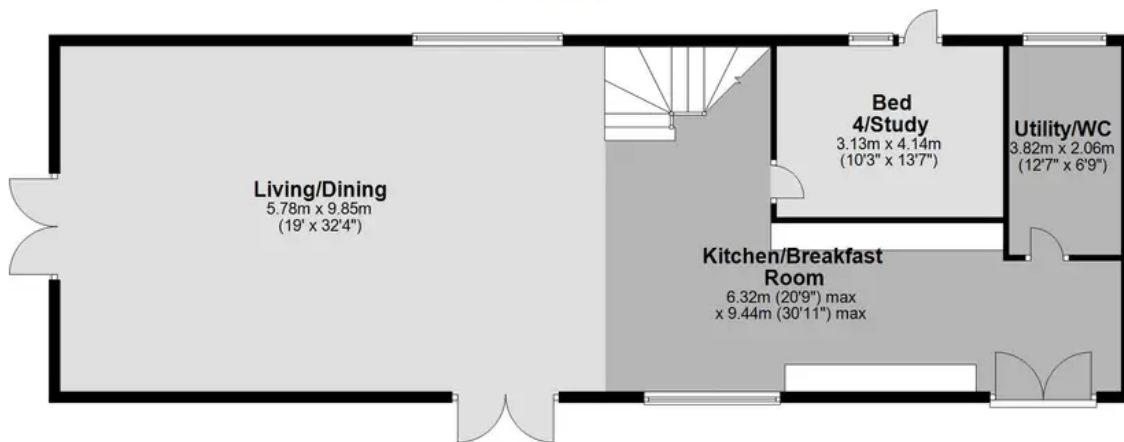
Please see the floorplan for room sizes.

Council Tax: Mid Devon 2023/24 Band F (£3291.69)  
Utilities: Mains water, electric, telephone & broadband  
Fastest broadband speed within this postcode: Approx 50 Mbps (fibre due 2023/24)  
Drainage: Private drainage  
Heating: Electric central heating and double sided wood-burner  
Listed: Yes Grade II  
Tenure: Freehold

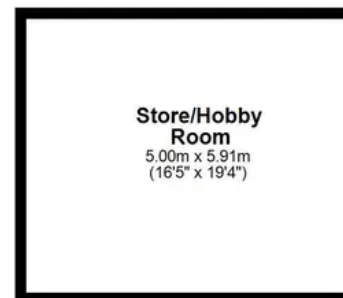
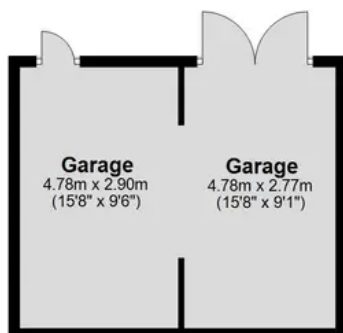
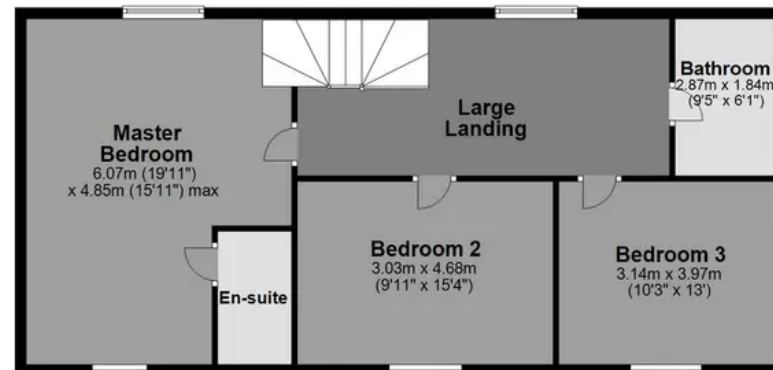


**DIRECTIONS :** From Crediton, take the A377 north for 1.5m miles and at Barnstaple Cross take the left turn and follow signs to Coleford. Follow the road into the village, passing the pub and go over the crossroads and drive up the hill for just under a mile. At the top of the hill, take the next left and then first right and follow this lane for about 1 mile. Spurway barn will be found in a small courtyard setting of 4 properties on the left hand side.

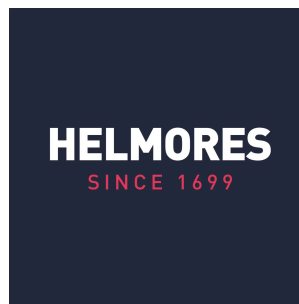
**Ground Floor**  
Approx. 122.5 sq. metres (1318.9 sq. feet)



**First Floor**  
Approx. 86.5 sq. metres (931.5 sq. feet)



Total area: approx. 209.1 sq. metres (2250.3 sq. feet)





# 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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