



East of 
ESTATE AGENTS

Clover Barn
Clyst St Mary £500,000

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A beautiful barn conversion located in the magnificent courtyard complex of Sheppard's Farm. Located approximately 1 mile away from the village of Clyst St Mary this delightful property offers three double bedrooms with master en-suite, a spacious double aspect lounge, kitchen diner, and a stunning conservatory. Undoubtedly, the jewel in the crown of enchanting property is the striking half acre of beautifully planted garden.

Charming Barn Conversion

- | Three Double Bedrooms with Master En-Suite
- | Lounge | Kitchen Diner | Conservatory
- | Family Bathroom | Magnificent Garden
- | Stable Block | 2 Allocated Parking Spaces

APPROACH

Turning off the A3052 Sidmouth Road, follow Oil Mill Lane for just over half a mile and take the left hand turn marked up for Shepherds Farm. Follow the lane to the split and Shepherds Farm can be clearly seen on the right hand side. Walk between the two building into the courtyard and Clover Barn can be found in the left hand corner.

HALLWAY & LANDING

The property opens to a wide hallway with access off to the reception room and kitchen with stairs to the first floor, below which is a cloakroom fitted with W.C and hand basin and a storage cupboard below the stairs. Up on the turn of the stairs, an arched picture window draws in the views from the garden, up again and the landing is graced with tall vaulted ceilings with magnificent wooden beams.

LOUNGE 4.72m by 4.68m

First off to the right is the beautiful lounge with double aspect windows opening across the courtyard and out to



the rear garden. Centre place is a stunning black wood burning stove sat within a brick fireplace with a black granite hearth and wooden mantle over.

KITCHEN/ DINER 6.36m by 2.96m

Across the hall is the spacious kitchen diner with its stunning limestone flooring with under-floor heating. The kitchen is fitted with a range of white wall and base units topped with a black worktop and finished with cream wall tiles. To the rear is ample space for table and chairs providing views out to the garden.

CONSERVATORY 5.06m by 3.33m

The stunning conservatory again has limestone flooring with under-floor heating but offers the most delightful views out across the beautiful gardens beyond.

MASTER EN SUITE 4.72m by 4.68m

This palatial room offer grandeur with its high vaulted ceilings and elegant exposed beams. Double aspect window let light flood into the room with views out across the garden and the courtyard. Built-in wardrobes fill the back wall and off to the side is the en-suite with its matching W.C basin and corner shower.

BATHROOM 2.0m by 1.95m

The family bathroom has been fitted with a white matching suite with a wooden panel to the bath accompanied by elegant blue and white wall tiles.

BEDROOM THREE 3.18m by 3.02m

Both bedroom are of equal size, providing ample space for double beds, bedroom three offer views out across the side of the property.

BEDROOM TWO 3.18m by 3.02m

Another spacious double room with exposed wooden beams and lovely views out over the rear garden.

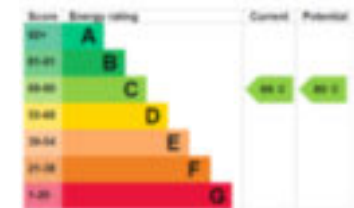
GARDEN

The gardens at Clover Barn are a real gem. Extending for approximately half an acre, the garden was once just the paddock for the ponies. The current owners have layed out and planted the garden to its current glory with a stunning array of trees and shrubs in amongst the spacious lawn.

STABLE BLOCK 7.8m by 3.6m

Tucked away to the far corner of the garden is a sizable stable block comprising of three units surrounded by a hard standing. A rear access lane around the complex offers access into the rear of the garden.





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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.