



The Red Barn, Morchard Road, Crediton, EX17 5LS

Guide Price £800,000

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The Red Barn, Morchard Road

Crediton

- Incredible one off barn conversion
- Beautifully finished throughout
- A rated for energy efficiency
- Sat in 0.7 acres of Devon countryside
- Good road access
- 3 bedrooms with last master suite
- Plenty of light
- Underfloor heating throughout
- Double garage plus store
- River frontage
- Fields to 3 sides

Over the past few years, the barn conversion has seen a resurgence, a change in planning allowed the conversion of more barns into dwellings but so many lost the essence of the original building. Not here! The Red Barn was a landmark locally for years, so it was only right that the conversion reflected the iconic structure that originally stood here.

Sadly, the old barn wasn't salvageable so this is a brand new build, benefiting from a large footprint and high levels of insulation, so deserving of the A rating it has achieved in terms of energy efficiency.





The air source heat pump and aluminium anthracite windows also add to its credentials. Located just outside of the small village of Morchard Road, it is easily accessible without miles of country lanes, plus there are village shops and railway stations (Tarka line) nearby too, and pubs in both Morchard Bishop and Morchard Road. Crediton is only 15 minutes by road and onto Exeter in about 30 minutes.

Sit in its own grounds of 0.7 acres, it sits proudly on the hillside. The entrance hall is welcoming with its grand central solid oak staircase and double height ceilings giving a wow factor on entry. The main living space is open plan with a modern kitchen complete with AEG appliances and a large island, making for a sociable space. There is plenty of room for a large dining table and comfy furniture too and with large windows and double doors, the outlook to the garden and onto the surrounding countryside is wonderful. There is a separate living room, ideal for those cosy evenings plus a large utility/boot room and a ground floor WC. There is underfloor heating throughout the house and the entire ground floor is LVT flooring. As one would expect, there is low energy lighting and all of the rooms have a separate thermostat for heating.

On the first floor, the landing takes advantage of the double height entrance and there are two bedrooms, one on each side of the staircase. The family bathroom is luxurious with a separate bath and large shower but it's the master suite that is the show stopper on this floor. A huge room at the end of the



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property (could easily be two rooms to make 4 bedrooms if preferred) with stunning views and it really does feel like a hotel suite. With room to sit and admire the countryside, it's a room not just for sleeping. There is a beautiful en-suite bathroom, again with a bath and shower.

Outside, the house is sat in approx. 0.7 acres. A gated entrance leads to the sweeping gravel drive to the parking area in front of the detached double garage. The current owners for ease use it as a car port but a door could be added if preferred. To the rear of the garage is a useful space, accessed separately it's home to the plant room but there is also space to utilise the remainder as a store or even a home office. The garden is currently grassed out, a blank canvass for someone to enjoy, but with river frontage onto the Knightly Brook too, it's a special opportunity.

The Red Barn was developed for the current owners and to be their home, hence the additional care in design and production of this amazing property so it wasn't built to sell on, however, it is now for sale and there's an opportunity to benefit from the hard work that went into creating it. It carries the remainder of the LABC warranty for mortgages and peace of mind.

Please see the floorplan for room sizes.

Current Council Tax: Band F - Mid Devon 2023/24 - £3236.04

Utilities: Mains electric, borehole water, telephone & broadband (to be connected)

Broadband within this postcode: Superfast Enabled to junction box, waiting to be connected

Drainage: Private drainage (treatment plant)

Heating: Airsource heat pump (underfloor throughout)

Listed: No

Tenure: Freehold



MORCHARD ROAD, derived from the Celtic words 'mor' meaning *big* and 'coed' meaning *wood*, is a hamlet surrounded by stunning landscapes typically found in the heart of Devon, 6 miles west of Crediton on the A377 from Exeter to Barnstaple. It is home to the celebrated and popular Devonshire Dumpling Inn. Ideally located for access to Dartmoor and Exmoor, there is also a railway station with regular trains running along the Tarka Line connecting Exeter and North Devon. The larger villages of Morchard Bishop, to the east, and Coplestone to the south, are close by; the latter containing a granite cross dating back to 900 A.D. To keep the kids busy (and Mum and Dad), the family orientated Waie Inn with children's play areas, swimming and sports facilities to the west in Zeal Monachorum.

DIRECTIONS : For sat-nav use EX17 5LS and the What3Words address is [///taskbar.speeches.overtime](https://www.what3words.com/address////taskbar.speeches.overtime)

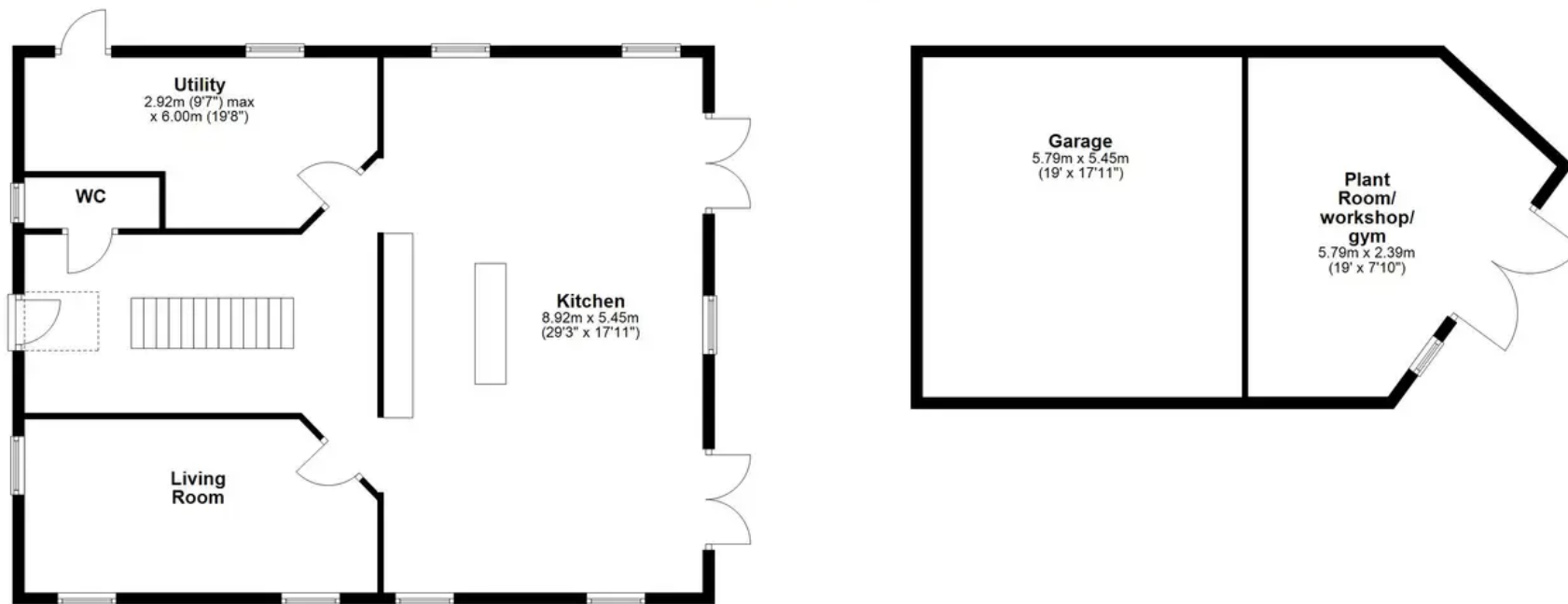
but if you want the traditional directions, please read on.

Travelling from Crediton on the A377, go through the village of Coplestone and after approx. 1 mile, travel through Morchard Road staying on the A377. After another half a mile, the entrance to the property will be found on the left.



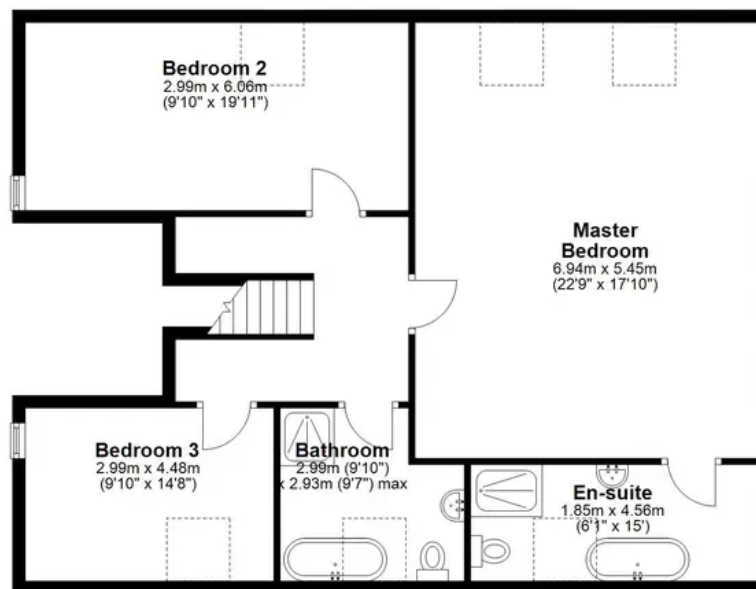
Ground Floor

Approx. 159.7 sq. metres (1719.1 sq. feet)



First Floor

Approx. 96.1 sq. metres (1034.8 sq. feet)



Total area: approx. 255.8 sq. metres (2753.9 sq. feet)

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