



2 The Barns, South Beer Farm, EX17 5EE

Guide Price £550,000

HELMORES
SINCE 1699

2 The Barns

South Beer Farm, Crediton, EX17 5EE

- Stunning Semi-Detached Barn Conversion
- Rural position, yet just 1.3 miles to Spreyton & 2 miles to the A30
- Beautiful & spacious accommodation reaching 150sqm / 1,600sqft
- Three double bedrooms, all with en-suites & built-in wardrobes
- Huge living room with wood-burning stove & a solid roof sun room
- Kitchen breakfast room & dining room
- Downstairs WC, double glazing & oil-fired central heating
- Mature south-facing gardens which back onto fields
- Large garage with parking in-front, plus two further parking spaces
- No onward chain

Less than a mile and a half from the sought after village of Spreyton, with excellent access to the A30, the converted barns at South Beer Farm offer a great location with plenty of character. Originally converted in 2001, there are 6 barns and the farmhouse, making for a friendly collection of homes whilst remaining private and rural. Surrounded by stunning countryside, there are endless country walks and Dartmoor National Park is a stone's throw away. Being a relatively modern conversion, there are the desired modern comforts with a ground floor WC, double glazing, and efficient oil-fired central heating.





Since its original conversion, the current owners have added to the barn, creating a warm and inviting home. Boasting an expansive 150 square meters (1,600 square feet) of internal space, there is plenty of room inside and out. With three generously sized double bedrooms, all featuring en-suites and built-in wardrobes, plus the option of 3 reception rooms, there's room to use the space flexibly depending on needs plus the study area on the landing is naturally bathed in light making it an ideal place for those wanting to work from home.

The spacious living room, complete with a charming wood-burning stove is a great size and links to the dining room and the sunroom, with a solid roof (making it year round usable), looks out over the rear south facing garden which is a private and relaxing space with seating areas and a variety of wildlife visitors. The garden will be a real attraction, featuring mature south-facing gardens that back onto picturesque fields. Whether you have green fingers or simply want to enjoy the sun, this garden is a haven of natural beauty with level lawns, a brick paved seating area, greenhouse and shed all in place. There is a handy store to the side and access around to the front too. Attached to the house is a large garage (light & power) with parking in front providing secure storage for your vehicles and more. In addition, there are two extra parking spaces meaning you'll never have to worry about guests finding a spot.



Please see the floorplan for room sizes.

Current Council Tax: E West Devon – 2024/25 £2907.69

Utilities: Mains electric, water, telephone & broadband, plus oil tank

Broadband within this postcode: Superfast Enabled

Drainage: Shared & managed treatment plant

Heating: Oil-fired central heating

Listed: No

Tenure: Freehold

SPREYTON (1.3 miles) is a pastoral village, a whisker to the north of Dartmoor National Park. The lands here are high and open, with sweeping views, dry stone walls and roving winds. The village is legendary for its connection to the cherished character 'Uncle Tom Cobley' of Devon folklore. It is thought that his infamous trip to Widecombe Fair (from the song) may have started in what is now the Tom Cobley Tavern – a family run pub, with a distinctive thatched bar and winner of the 2016 (and 2015) 'Exeter and East Devon's CAMRA Rural Pub of the Year' award. Supposedly, the local churchyard is also the final resting place of 'Tom Cobley' – but who really knows? Spreyton primary school is small, with a handful of pupils and benefits from attentive, dedicated teachers. For amenities there is a friendly, well-stocked village shop.

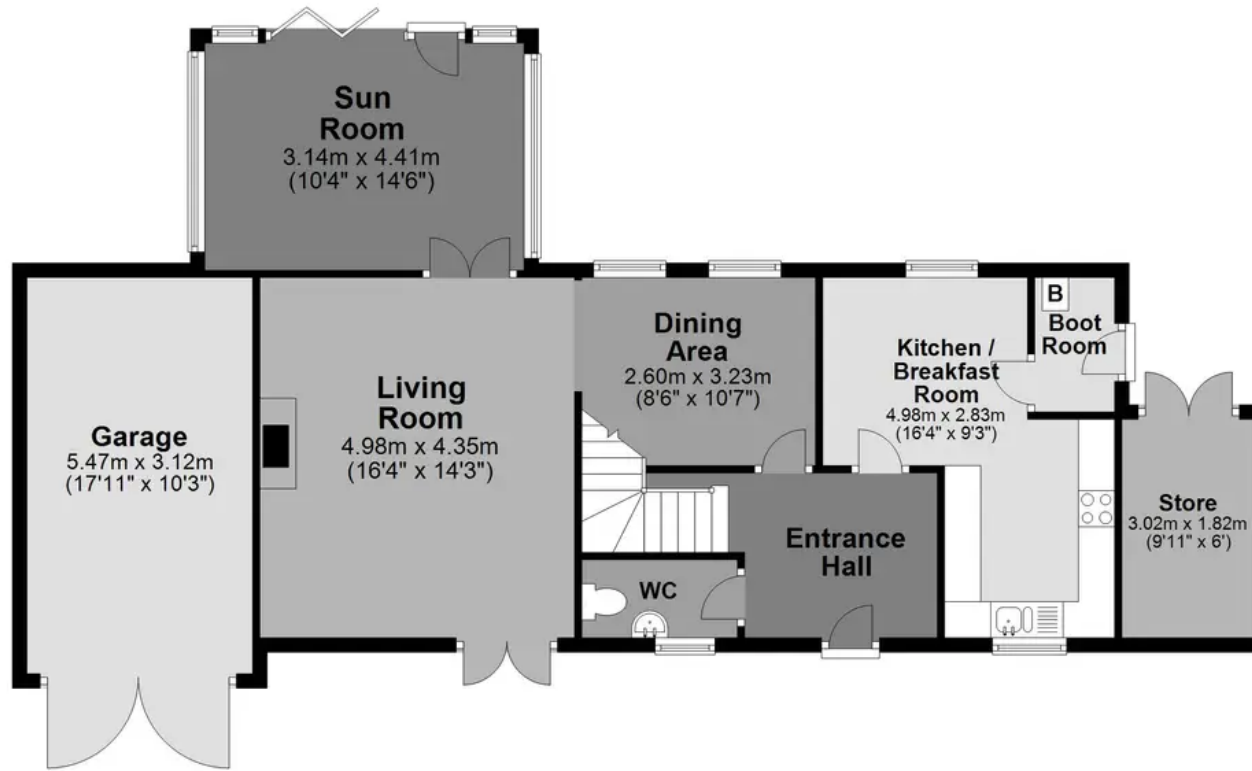
DIRECTIONS: For Sat-Nav use EX17 5EE – As you proceed down the lane you approach the barn conversions, parking to the left of the entrance & No. 2 is in the far left.

What3Words: ///delighted.gossiped.loudness



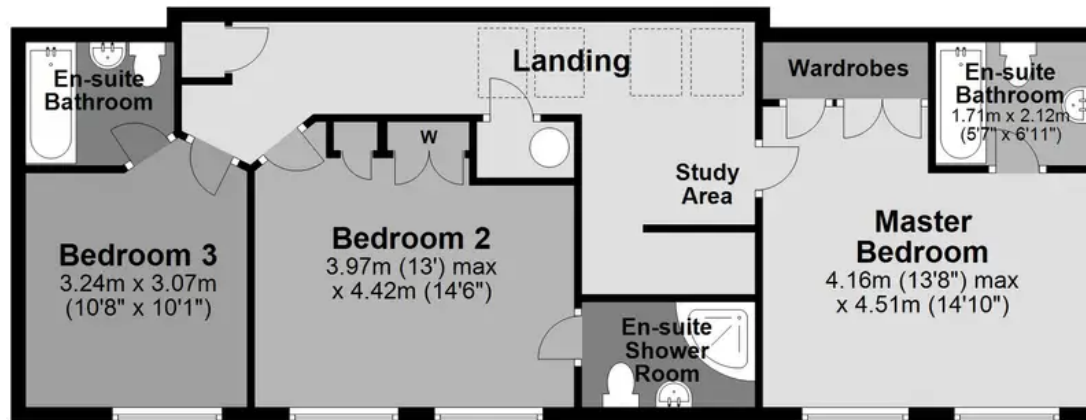
Ground Floor

Approx. 73.0 sq. metres (786.3 sq. feet)



First Floor

Approx. 76.4 sq. metres (822.8 sq. feet)



Total area: approx. 149.5 sq. metres (1609.0 sq. feet)

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