



Creedy Warren, Kennerleigh, EX17 4RU

Guide Price £795,000

HELMORES
SINCE 1699

Creedy Warren

Kennerleigh, Crediton

- Incredible modern barn conversion
- Income potential via 2 bedroom annexe/holiday let
- 3 bedrooms and 3 bathrooms
- Set in three quarter acre plot
- Amazing gardens, polytunnel, log cabin
- Garage and parking with EV charging
- Eco conversion meaning lower energy costs
- Open plan living spaces
- Stunning countryside

Set just outside of the pretty Mid Devon village of Kennerleigh, Creedy Warren is one of a collection of small barns, surrounded by glorious rolling countryside and offering a true retreat away from main roads and the hustle and bustle. There are a lot of barn conversions in Devon but every one of them is different and that's certainly the case here. There's a three bedroom, three bathroom main barn conversion, a detached two bedroom annexe for family or short term/holiday let and it's set in gorgeous three quarter acre gardens which include a log cabin, polytunnel and greenhouse which all come together to make it a real one off. Plus, add in the eco credentials and it's a recipe for making the perfect home for one lucky owner.

Converted in 2014/15 by the current owners, it was done for their own enjoyment and benefit and this shows with the attention to detail in the design and build.





Working in harmony with the natural environment was important and starting from scratch made this possible. The slim profile solar PV tiles on the roof produce electricity all year round and combined with an EV charger, the home makes good use of it alongside the air source heat pumps which keep an ambient internally temperature via the underfloor heating found in the main barn and the annexe. It's worth noting that both properties have separate services. There's also solar thermal panels for heating hot water and the rainwater is harvested for garden water and flushing toilets and works along side the treatment plant, results in low water charges. The main barn has an open plan living layout on the ground floor with zones for living, dining and cooking. The living room has a cosy feel although it's part of a larger room. A central double sided wood-burner demarks the transition to the dining room and this makes for a sociable space, linking well with the kitchen which has a range of storage under the polished granite tops. There's high quality appliances too with an induction hob, steam, regular and combi ovens and a huge warming drawer. Away from the main living space is a separate utility room which is a useful addition as well as a designated plant room. Also on the ground floor is a large bedroom with it's own ensuite and a conservatory style front porch gives a useful and welcoming entrance. On the first floor are two further bedrooms, both with ensuites and a spacious landing making an excellent study area.



The annexe/holiday let is a very attractive building in it's own right and it's away from the main barn with it's own garden area and parking so although it's on the plot, it remains private even when occupied. Internally there's a spacious living/dining room, a separate kitchen and bathroom and then two bedrooms on the first floor.

The planning allows for holiday letting or short term lets as well as being used as an ancillary accommodation (annexed) to the main property which gives a whole range of potential uses.

Outside, to the front is a large patio with ornamental fish pond and a huge driveway sweeps in and provides ample parking for numerous cars and leads to the attached garage with the EV charger. The garden is vast with hedged borders and pathways used to access various areas. Productive vegetable and fruit beds, alongside a poly tunnel and greenhouse mean that a lot of homegrown produce is possible. There's also lawns and seating areas for some downtime too. An attraction for some will be the cabin, a large and useful building in the garden, ideal for hobbies or working from home, it's a great little structure, deep into the garden.

This is a wonderful, flexible home to suit multigenerational living or create an income on site. Finished to a great standard and with so many extra features, it's sure to have a wide appeal.

Please see the floorplan for room sizes.

Current Council Tax: Band E – Mid Devon 2024/25- £2849.69

Utilities: Mains electric, water, telephone & broadband

Eco credentials: Air source heat pump, solar PV, solar thermal, rain water harvesting, EV charger

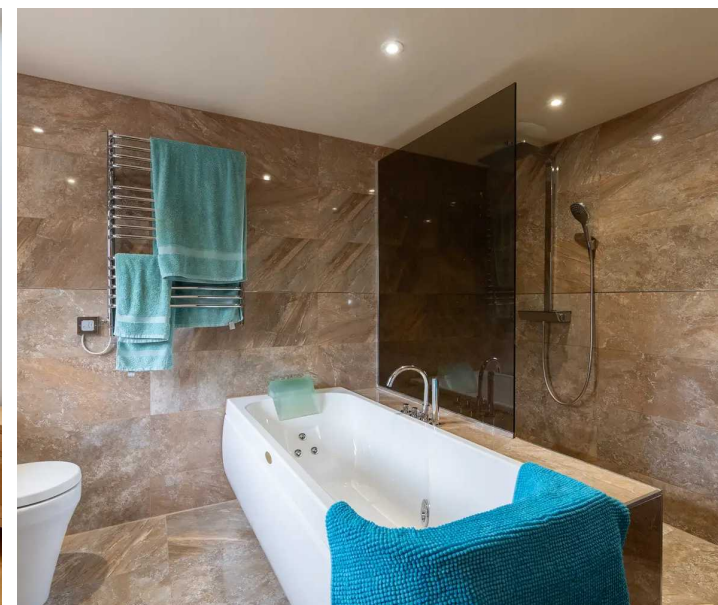
Broadband within this postcode: Superfast Enabled

Drainage: Private treatment plant

Heating: Air source Heat Pumps with underfloor heating to both properties

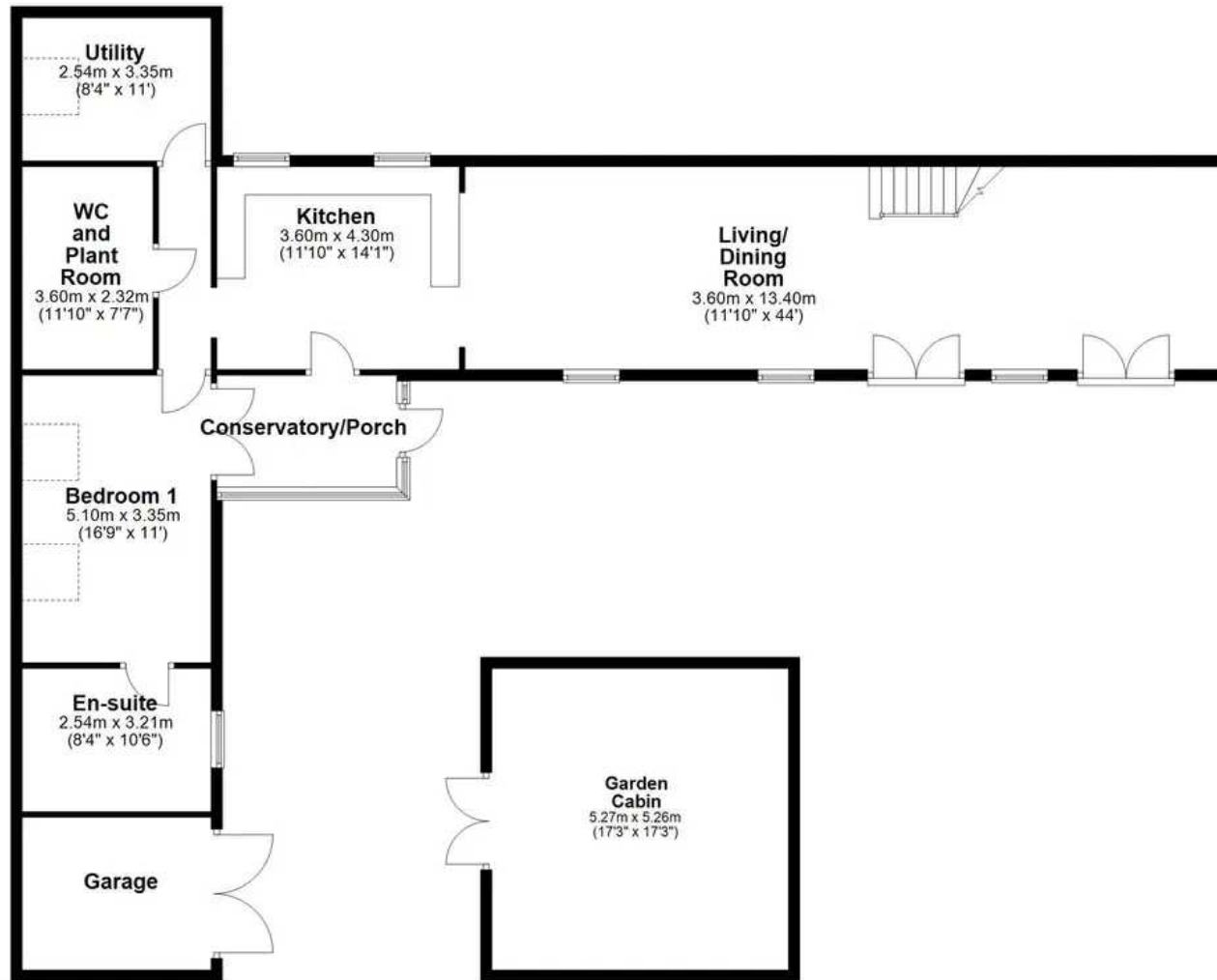
Listed: No

Tenure: Freehold

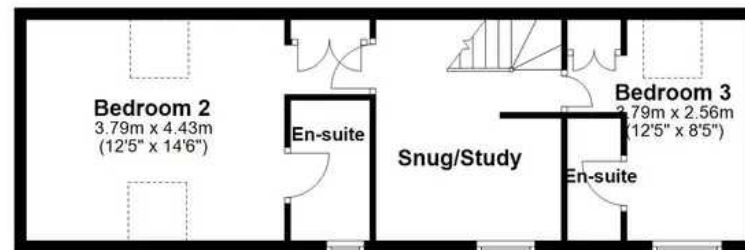




Ground Floor
Approx. 145.8 sq. metres (1569.8 sq. feet)



First Floor
Approx. 52.4 sq. metres (564.1 sq. feet)



Total area: approx. 198.2 sq. metres (2133.8 sq. feet)





Kennerleigh is a village truly undisturbed by modernisation, sitting in an exquisite and rural part of Devon, on the verges of a shady, forested valley. It lies on the road to Black Dog and Thelbridge, 4 miles north of the market town of Crediton. Kennerleigh has a traditional style village shop/ post office – that stocks a diverse range of items and local produce. In addition, it features a wonderful example of a Norman church. A short drive away finds the larger village of Sandford, and one of finest pubs in the county; The Lamb Inn – with many accolades, mouth watering food and ales (*and* an open fire with the odd Jack Russell trotting about). For a modern selection of facilities Crediton is the place, with superb schools (both primary and secondary), a regular farmers market, a leisure centre, a host of interesting shops and two supermarkets.

DIRECTIONS

For sat-nav use EX17 4RU and the What3Words address is [///pint.convey.firework](https://www.what3words.com/pint.convey.firework)

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

From Crediton, head to Sandford and onto Kennerleigh. Go through the village of Kennerleigh and out the otherside. After approx. 500m, turn right at Cross Hill Cross as signed to Creedy Mill. Follow this lane for approx. 0.6 miles and you'll reach the collection of barns. Turn right at the junction and immediately left into a private lane and the driveway is the first on the left.





Helmores

Helmores, 111-112 High Street - EX17 3LF

01363 777 999

property@helmores.com

helmores.com/

HELMORES
SINCE 1699

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.