



Long Meadow Barn, Down St Mary, Crediton, EX17 6EA

Guide Price £500,000

Long Meadow Barn

Down St Mary, Crediton

- Stunning detached, 4 bedroom barn conversion
- Pretty Mid Devon village setting
- 4 bedrooms with 2 ensuites plus family bathroom
- Large living spaces
- Level enclosed gardens
- Scope to extend
- Ample parking
- No onward chain

The pretty Mid Devon village of Down St Mary is a popular destination to live in this beautiful and unspoilt part of Devon. Located away from main roads but without being too far off the beaten track and yet within a couple of miles of the Tarka line, linking Exeter and Barnstaple by rail, and less than 15 minutes from Crediton with its schools and amenities, it's a small village with a great community.

The barn was converted approx. 10 years ago by a well known local developer who is now selling for the first time. It's full of character mixed with modern building standards with high levels of insulation to give a solid, cosy and warm home with further potential to extend. To the south end of the barn, the foundations have been laid for a conservatory or extension (stp) meaning minimal disruption to the existing house and gardens but the chance to add additional living space, a home office or utility. It's not listed either.





The plot is level and the boundary is a mix of walls and fencing giving security and privacy even in a central village location. There are miles of country lanes to explore, right from the doorstep. The layout gives a central hallway (with WC) with access to the large living room with its feature wood-burning stove, and the large kitchen/dining room with doors to the garden. It's from here that one could extend (STP). On the first floor are four bedrooms, two of which have ensuite shower rooms, and a family bathroom. We love the light on the first floor from those roof lights, adding to the character and feel of this lovely home. Outside, access is from an initial right of way from the country lane and then through double gates to the ample parking area with plenty of room for numerous vehicles. The remainder of the garden is level, easy to maintain and mainly laid to lawn. The previously mentioned raised foundations give an elevated terrace seating area too.

Buyers' Compliance Fee Notice

Please note that a compliance check fee of £25 (inc. VAT) per person is payable once your offer is accepted. This non-refundable fee covers essential ID verification and anti-money laundering checks, as required by law.

Please see the floorplan for room sizes.

Current Council Tax: Band D (Predicted) – Mid Devon

Approx Age: Converted approx. 2013

Construction Notes: 90% block built with slate roof

Utilities: Mains electric, water, LPG bottles for cooker, telephone & broadband

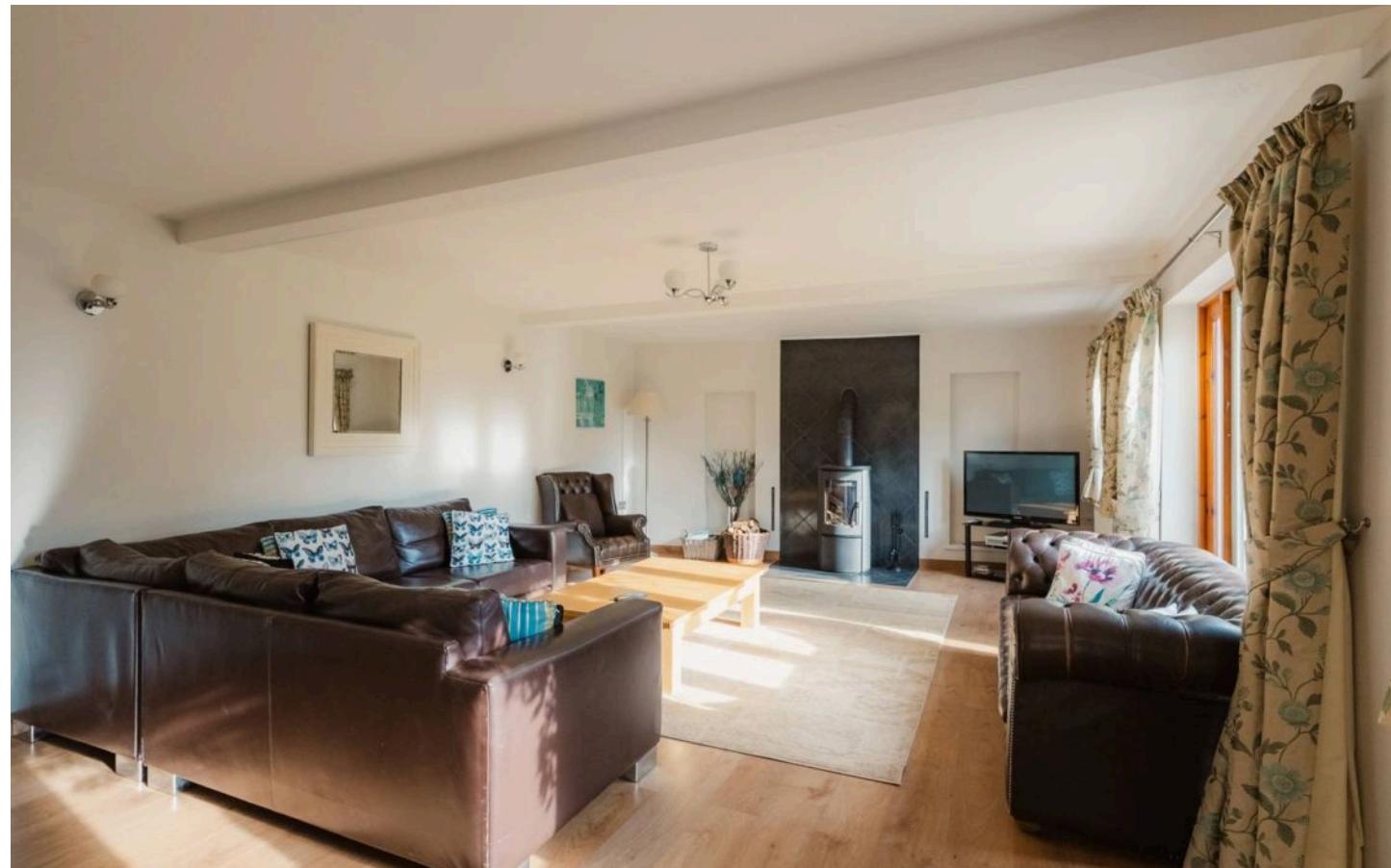
Drainage: Private

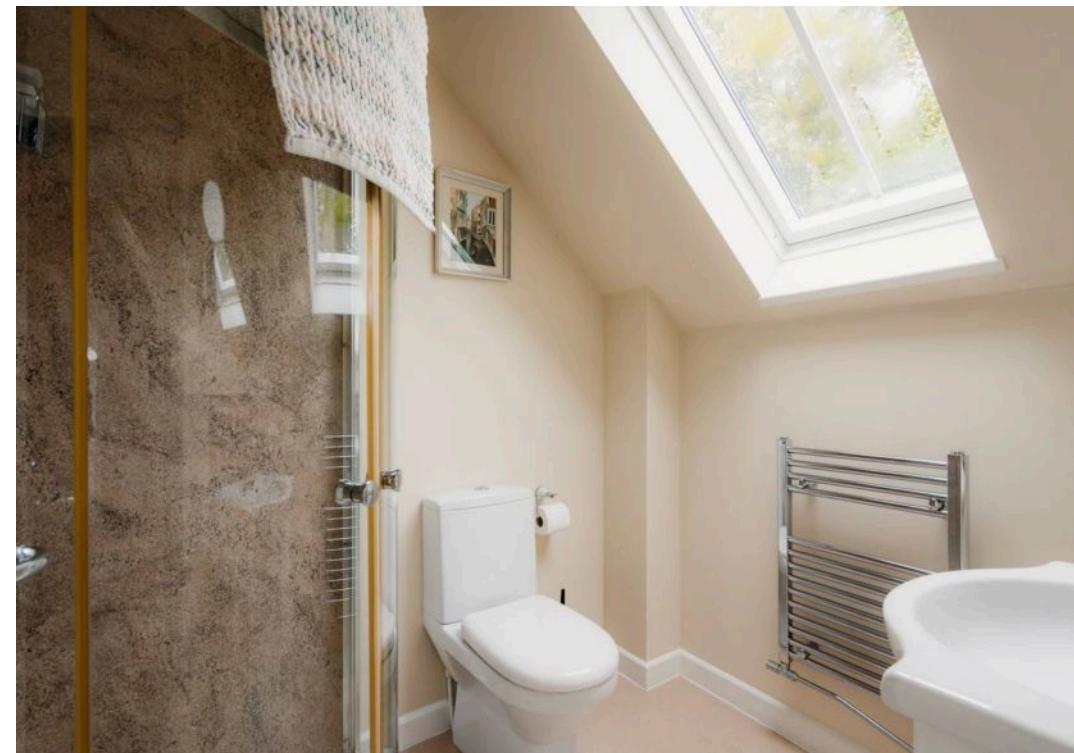
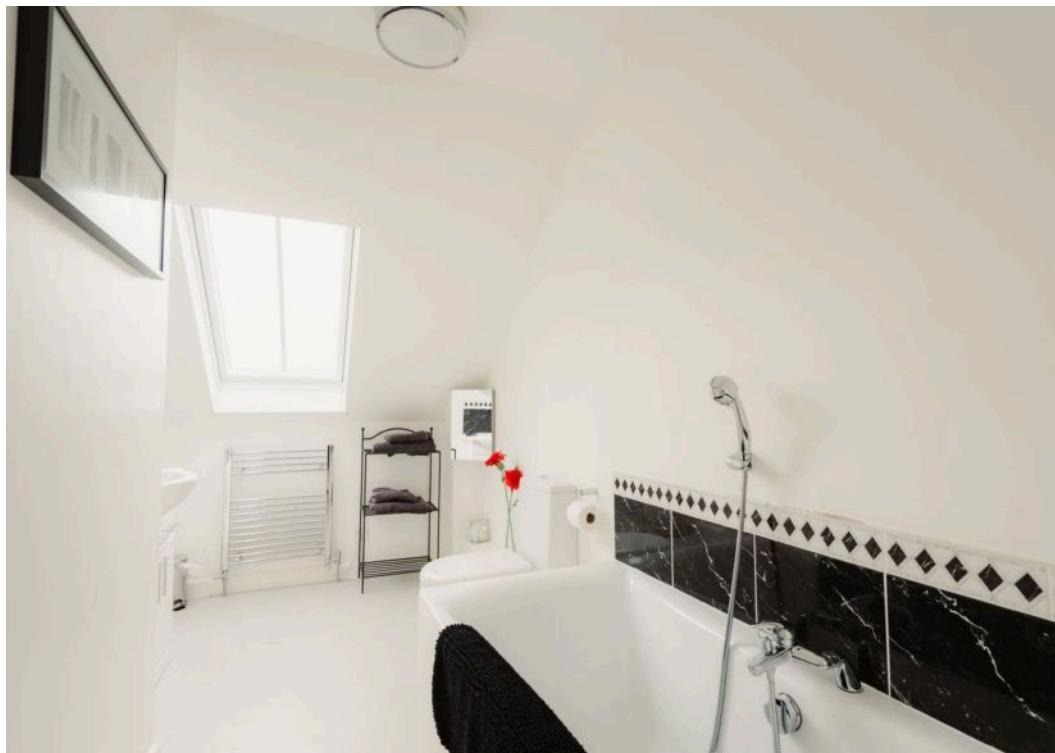
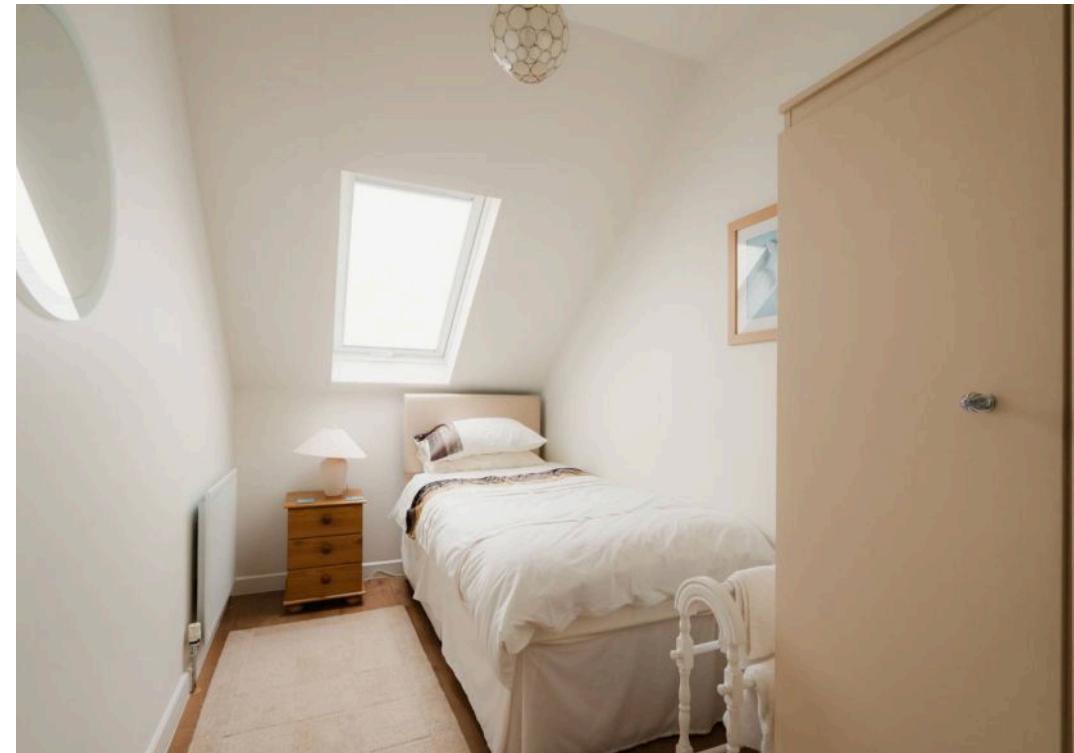
Heating: Oil fired and wood-burning stove

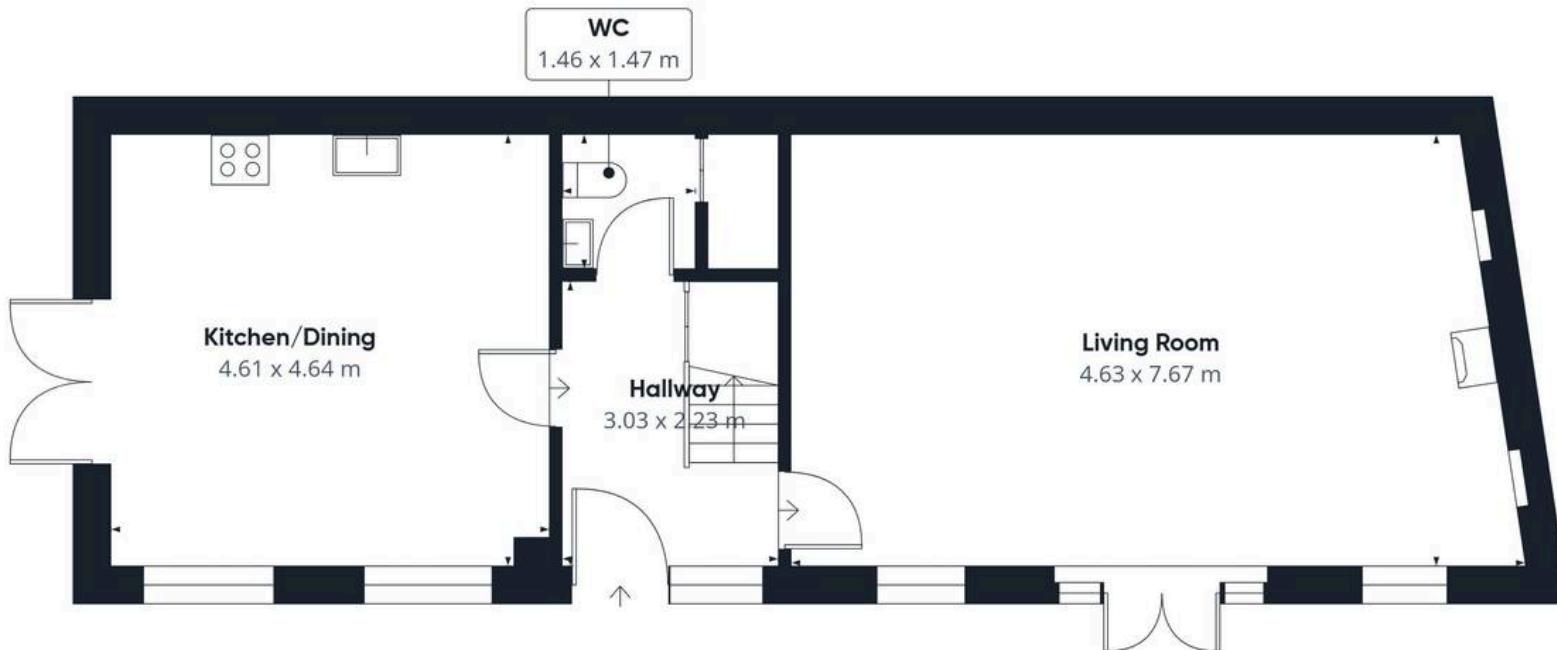
Listed: No

Conservation Area: Yes

Tenure: Freehold







Approximate total area⁽¹⁾

139.1 m²

Reduced headroom

11.5 m²



(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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DOWN ST MARY village sits atop a hill amid a landscape criss-crossed with footpaths and bridleways, indeed the famous, long-distance footpath 'The Two Moors Way' passes close by. Down St Mary parish incorporates Chaffcombe and Morchard Road. The latter is home to the Devonshire Dumpling pub and provides frequent buses to Crediton and Exeter while the station gives trains for Exeter or Barnstaple. For amenities, several nearby villages offer local convenience shops, while Crediton is about a 15-minute drive away with its thriving high street full of independent shops and several well-known supermarkets.

DIRECTIONS : For sat-nav use EX17 6EA and the What3Words address is [///species.drips.butterfly](https://what3words.com/species.drips.butterfly) but if you want the traditional directions, please read on.

Turn off the A377 at Morchard Road towards Down St Mary and as you enter the village, you'll pass the church on your right. Take the first fork right along The Green and then just after, look out for the property on the left hand side.



Helmores

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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.