



## Cob Barn, Templeton, EX16 8BS

Guide Price £550,000



# Cob Barn

Templeton, Tiverton

- Charming 4 bedroom semi-detached barn conversion
- Set within 0.5 acres of gorgeous gardens
- Breathtaking far-reaching countryside views
- Blend of period features and modern comforts
- Air source heat pump with underfloor heating
- Private parking for multiple vehicles
- Large garden studio with power and water
- Peaceful yet accessible location near Templeton

Nestled amidst the Mid-Devon countryside, set between Templeton and Rackenford, Cob Barn is a beautifully converted semi-detached barn that marries rustic charm with contemporary, comfortable living. This curtilage-listed property offers spacious accommodation, designed to retain its original character while providing all the comforts of modern life. With an air-source heat pump providing zoned underfloor heating to all rooms, plus high levels of insulation, it's an economical home to run. In addition, a wonderful detached cabin in the garden offers accommodation for guests or use as an annexe or studio/workshop space. Mix this with the convenient location – it's only five minutes to the link road and fifteen minutes into Tiverton – it's a great family home with plenty on offer.

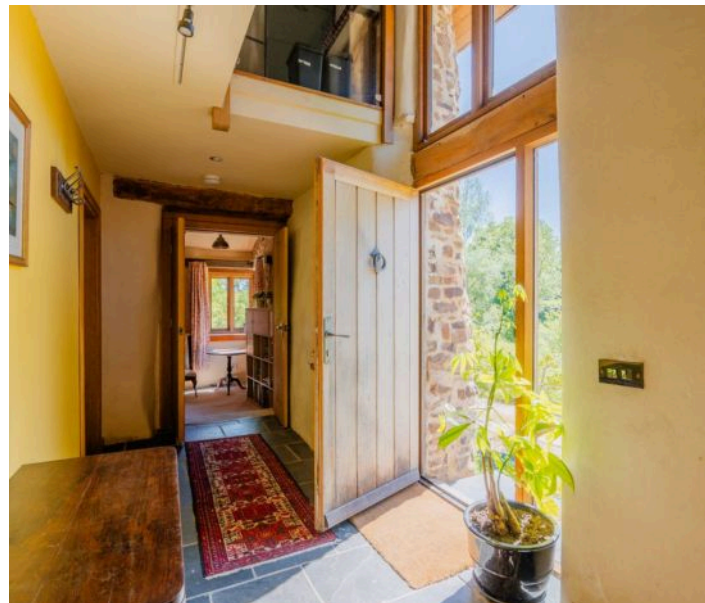
Upon entering into the spacious entrance hall, you get a sense of what this place is about. A bespoke oak staircase rises to the first floor living spaces.







The layout is reverse level so on the ground floor are the bedrooms, utility room, main bathroom and a shower room. The principal bedroom is a generous double, complete with a dressing area, large walk in wardrobe, and an en-suite shower room. Bedrooms two and three are both well-proportioned doubles, while bedroom four offers versatility as a smaller bedroom or study. The family bathroom boasts a freestanding bath, corner shower, WC, and wash basin and a well-equipped utility room provides additional storage and access to the rear gardens. On the first floor, the Oak staircase leads to a generous sized open-plan kitchen/dining room, fitted with a range of wall, base, and drawer units, integral ovens, dishwasher, and space for a fridge/freezer. This sociable space comfortably accommodates a large dining table, perfect for family life. A cloakroom with WC and wash basin is conveniently located off the kitchen and the adjoining sitting room is a spacious, dual-aspect reception area featuring a wood-burning stove set on a slate hearth, ideal for the cosy winter nights.



Approached via a private shared driveway from the country lane, the front of the property features a small lawned area and a paved pathway leading to the front door and then behind the barn there's immediate driveway parking for a couple of vehicles plus a track leads into the garden with plenty more parking options if it's needed. To the rear, a pathway runs along the back of the barn where there's a pretty, well stocked garden with a variety of shrubs, trees, and a wildlife pond. Beyond this, it leads to the expansive gardens, totalling approximately 0.5 acres. These gardens are predominantly laid to lawn and bordered by mature trees and shrubs. A productive area at the rear includes a polytunnel, ideal for gardening enthusiasts.



A large garden cabin, equipped with power and water, offers additional versatile space. This features an open plan living room/studio space with kitchenette, two further rooms as bedrooms/workshop and a shower room. This can be used as ancillary accommodation such as an annexe to the main home under the recently acquired permission (CLU) or as additional hobby spaces, the options are endless.

#### 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 E – Mid Devon

Approx Age: Converted 2018

Construction Notes: Cob and slate roof

Utilities: Mains electric, water, telephone & broadband

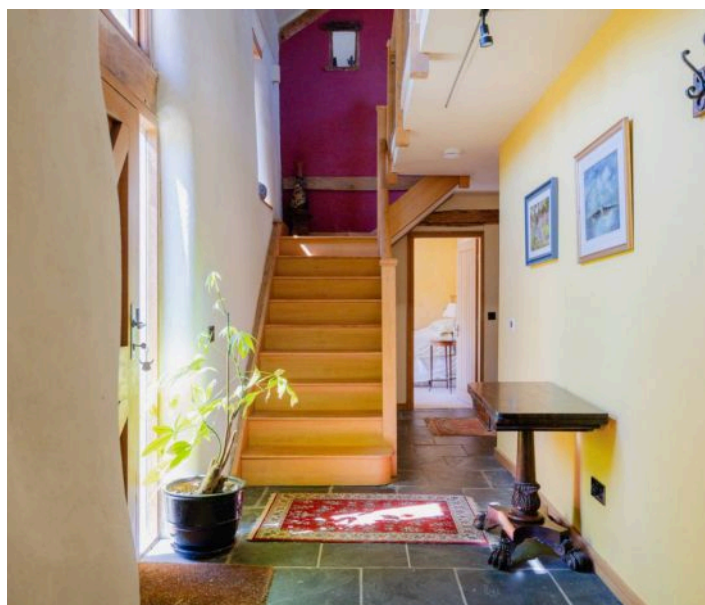
Drainage: Private Drainage (treatment plant)

Heating: Air source heat pump (underfloor heating) and wood burner

Listed: Yes Grade II

Conservation Area: No

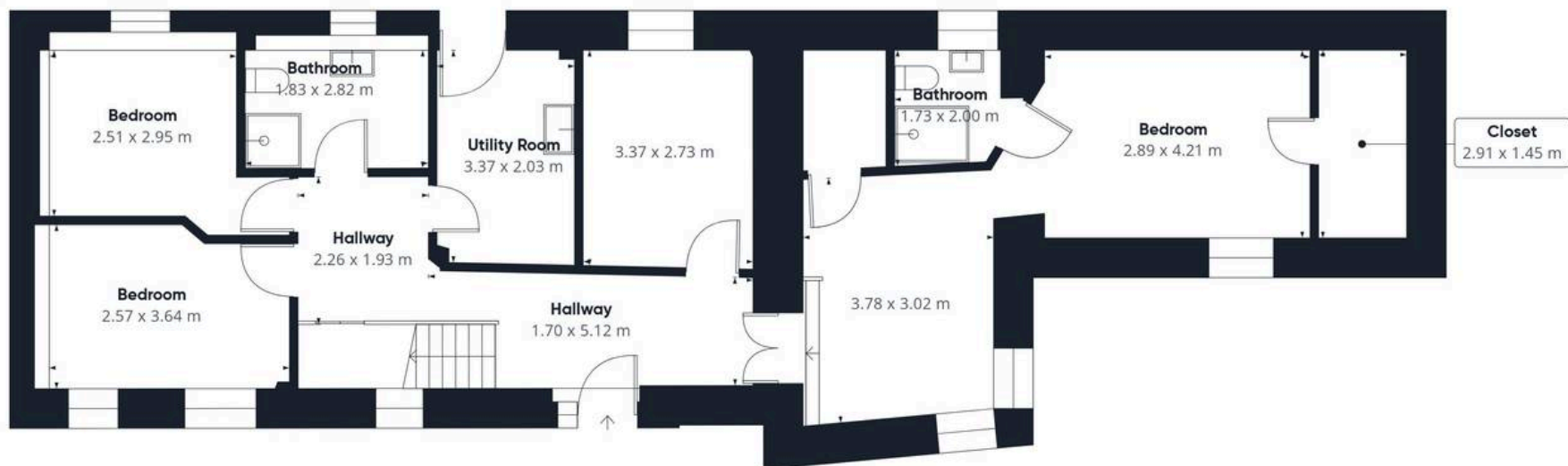
Tenure: Freehold



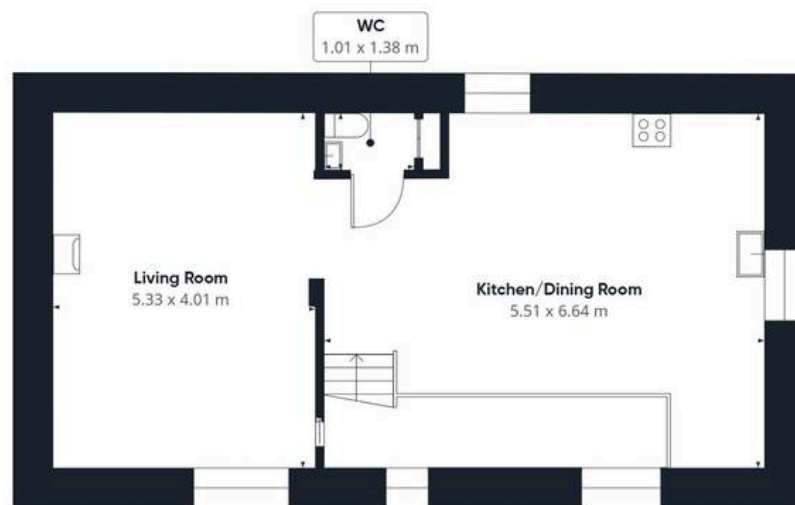








Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

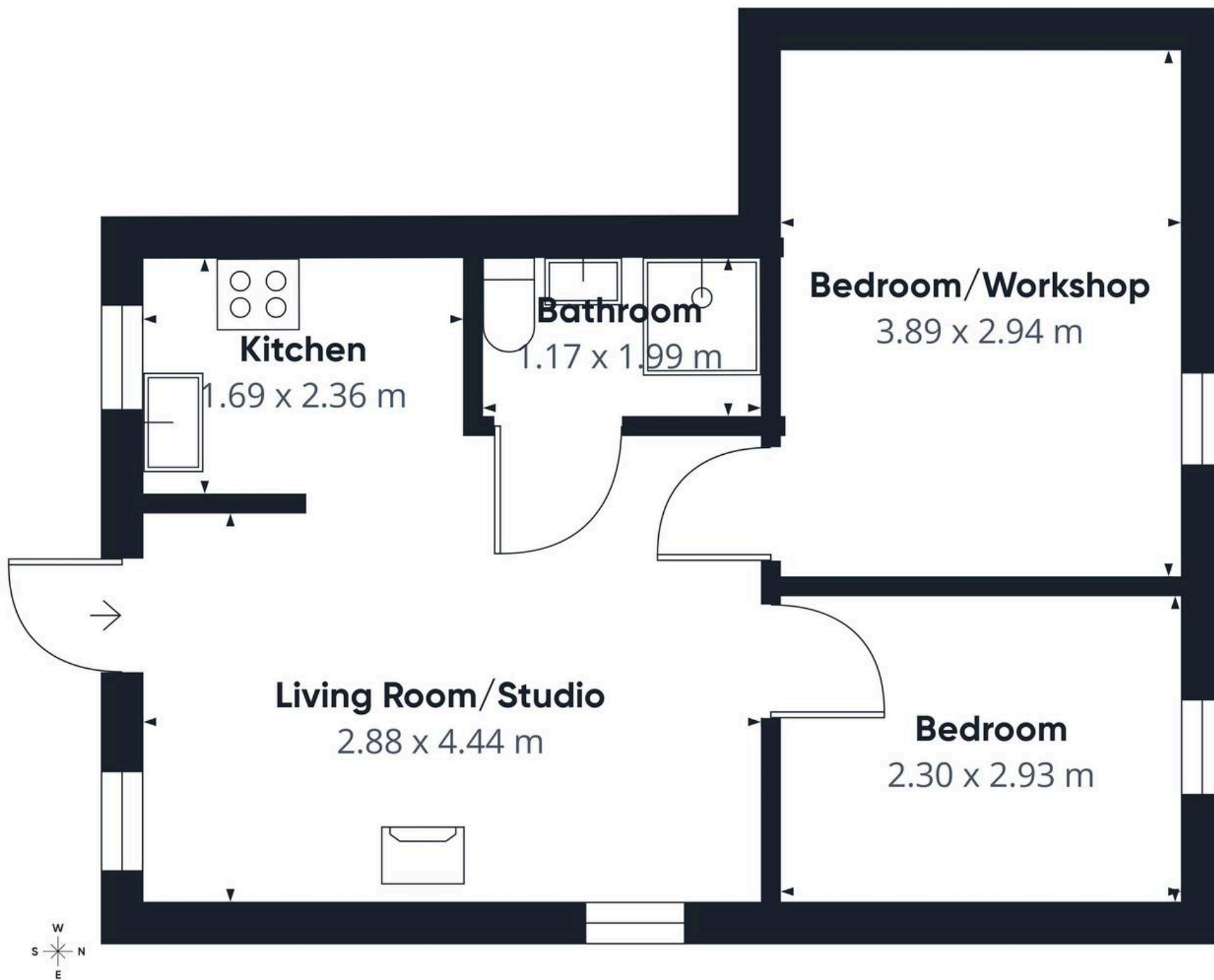
141.5 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Approximate total area<sup>(1)</sup>  
38.3 m<sup>2</sup>

(1) Excluding balconies and terraces

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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Situated near the village of Templeton, Cob Barn enjoys a peaceful rural setting with stunning countryside views, yet remains conveniently close to the A361, providing easy access to Tiverton and beyond. Templeton offers a village hall hosting various local events, while nearby Rackenford provides a local shop and community club. Tiverton, located to the east, boasts a comprehensive range of commercial, recreational, and educational facilities, as well as excellent transport links via the A361 to the M5 (J27) and Tiverton Parkway mainline railway station.

**DIRECTIONS :** For sat-nav use EX16 8BS and the What3Words address is [///volume.worthy.shadowing](https://www.what3words.com/volume.worthy.shadowing) but if you want the traditional directions, please read on.

From Tiverton town centre, head west on the A396 (Leat Street / Great Western Way) towards the A361 North Devon Link Road. At the roundabout, take the first exit onto the A361 heading west (signposted Barnstaple / South Molton). After approx. 2 miles, take the exit signposted Rackenford. At the top of the slip road, turn left (signposted Templeton) and take the second right. Continue along this country lane for just under 1.5 miles, look out for a private shared driveway on the left, where Cob Barn is located. Proceed along the driveway, where Cob Barn is situated on the right with private parking to the rear of the barn.







## Helmores

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