



**STAGS**

The Old Barn

# The Old Barn

Dry Lane, Christow, Exeter, EX6 7PF

Exeter 8 miles A38 6 miles

- 1,446sq ft detached house
- 2 Reception rooms
- Kitchen/breakfast room
- 3 Bedrooms
- 2 Bathrooms (1 en suite)
- Enclosed gardens
- 2 Parking spaces
- Distance views

**Guide price £350,000**

## SITUATION

The Old Barn occupies a wonderful somewhat elevated position on the fringes of the popular Teign Valley village of Christow, just inside the Dartmoor National Park. The village has a strong community with doctor's surgery, shop/post office, village store, pub, primary school, parish church and community centre.

The university and cathedral city of Exeter (8 miles) has a wide range of facilities and amenities one would expect from a centre of its size and importance plus railway stations on the London Paddington and Waterloo lines. Exeter International Airport is 4 miles to the east of the city.

## DESCRIPTION

As the name indicates, the property is a detached barn conversion which was converted from a traditional farm building some years ago which formed part of Higher Pale, a nearby property. A wealth of period features have been retained including numerous large timbers and also an interesting wooden wheel on the attractive vaulted landing. There has been much use of timber throughout the house with natural timber doors, skirtings and architraves etc.

## ACCOMMODATION

Front door into LIVING ROOM with wood burning stove on a tiled hearth, massive exposed timbers, painted timber floor and staircase to first floor. UTILITY ROOM with oil-fired central heating boiler, sink, worktops with cupboards and drawers below.



A well-appointed, detached barn conversion in an elevated location in this ever popular Teign Valley village





Plumbing for washing machine and door to rear yard area. CLOAKROOM. The KITCHEN/BREAKFAST ROOM is a dual aspect room with an extensive range of windows on the south side overlooking the paved patio. Range of timber-fronted cupboards and drawers with built-in Indesit dishwasher, electric oven and induction hob. Matching wall cupboards. INNER HALL/STUDY AREA with painted wooden floor and steps down to a fine SITTING ROOM, another dual aspect room with French doors on the southern elevation as well as full-height window on the west. Natural timber floor and stone fireplace with beam over with inset wood burning stove on tiled hearth. Massive exposed ceiling timber.

The staircase leads via a half landing to a magnificent vaulted landing with much exposed natural timbers and beams including an historic circular timber wheel. BEDROOM 1 faces south and west and enjoys stunning views over the village and beyond to the Teign Valley. Built-in wardrobe. Exposed beams. The BATHROOM has a panelled bath with shower over, low level wc and wash basin. BEDROOM 2 has a vaulted ceiling with exposed beam, built-in wardrobe and EN SUITE SHOWER ROOM. BEDROOM 3 has French doors leading out onto a Juliette balcony. Exposed timbers.

## OUTSIDE

The shared tarmac drive with Higher Pale leads to a parking space at the front of the property with a further parking space at the rear beyond the house. There is a paved patio area by the front door while the main gardens lie on the south side and are remarkably secluded with a paved patio immediately by the French doors out of the sitting room and extensive lawns beyond, surrounded by a stone wall on the east side, laurel hedge on the south side and close-boarded fence and bay trees on the west side. Four mature apple trees plus sycamore, magnolia and horse chestnut. Shrub border.

## SERVICES

Mains water. Mains electricity. Mains drainage. Oil-fired central heating.

## DIRECTIONS

From Exeter proceed on the B3212 signposted Moretonhampstead. Proceed through the village of Longdown and after a few miles, at Farrants Cross, turn left onto the B3193 signposted Chudleigh, Bridford and Christow. At the T-junction turn left onto the Teign Valley Road. By the Teign House Inn turn right signposted Christow. Proceed up the hill and into the village. Ignore the first turn left down into the village. Proceed up and around the bend to the left and the entrance drive to The Old Barn is on the right hand side after a few hundred yards, just opposite Lower Pale. Proceed up this drive owned by Higher Pale and The Old Barn is on the right.



These particulars are a guide only and should not be relied upon for any purpose.



Stags

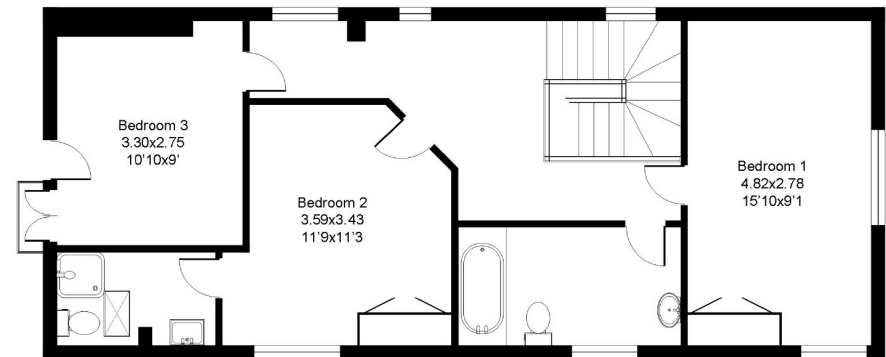
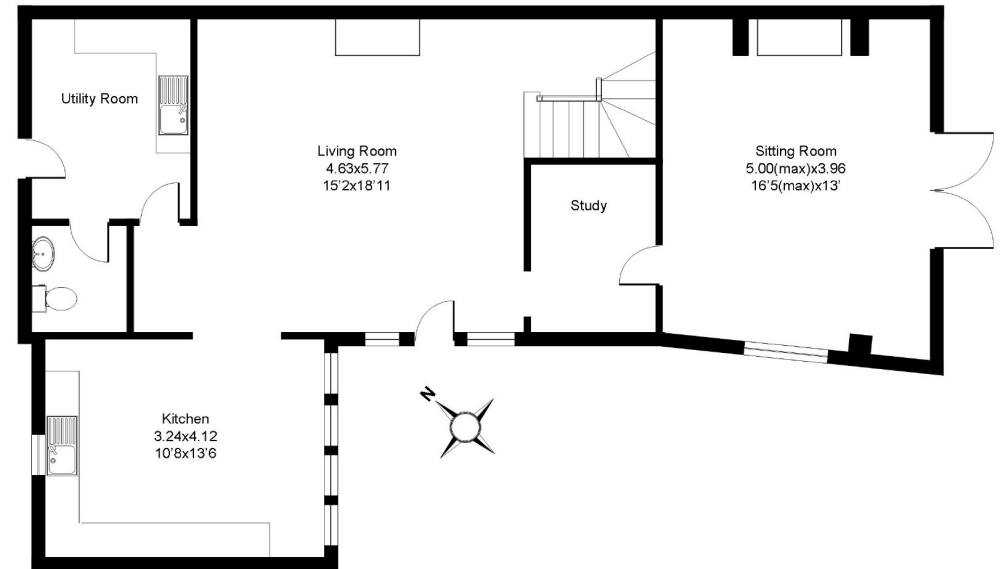
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>	62	66
49-54	<b>E</b>		
39-48	<b>F</b>		
21-38	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Total Approximate Area  
134.3m<sup>2</sup> / 1,446ft<sup>2</sup>



For identification purposes only. All dimensions approximate. Not to be relied upon.