



**Stable Barn**

Collipriest | Tiverton | Devon | EX16 4PT





A contemporary barn conversion with reverse style living, plenty of character and an annex, within a few minutes of the town.

- Tucked away country home, but close to town
- 3-bedroom house and 2-bedroom annex
- First floor living with a vaulted ceiling
- Spacious kitchen dining room
- Sitting room with a wood burner
- 3 bedrooms and 2 bathrooms (main house)
- 2 bedrooms and 1 bathroom (annex)
- Established gardens
- Double carport and plenty of parking
- Grade II listed

## Guide Price

£550,000

Tiverton **01884 253500**

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## The Property

Stable Barn is found about a mile south of the town centre, next to the prestigious 'Collipriest House'. The property was once part of the original farm buildings, dating back hundreds of years, and has retained much of the character and charm, whilst undergoing a contemporary conversion. Collipriest House was built at a later stage, and has subsequently been converted into apartments, and is owner occupied by retirees.

The main house offers 'reverse style living' with the bedrooms on the ground floor and the semi open plan living accommodation on the first floor. The vaulted ceilings and numerous windows help to create a light and airy feel, whilst the wood burning stove creates a cosy atmosphere in the cooler months.

The property is found along a quiet lane just south of the town. Whilst the town is within a walking distance, this is most definitely a country home. The location also offers excellent commuting, with main trunk roads readily available, and Tiverton Parkway mainline railway station is readily accessible.

The living space offers a spacious kitchen dining room, the contemporary units fitted with a granite worktop, a range cooker and integrated appliances. French doors open onto a balcony, a very peaceful spot in which to enjoy eating outdoors. The sitting room is tucked away around the corner, so you can be secluded from view should you wish.

On the ground floor are three bedrooms. The master bedroom has a large dressing room attached with built in wardrobes. The second bedroom has an en-suite shower room, the third bedroom is currently used as a study but would accommodate a double bed. There is also a family bathroom on this floor.



The two-bedroom annex can be accessed from the kitchen dining room, but it also enjoys its own independent access. The accommodation here, is surprisingly generous, with two bedrooms, a further mezzanine space, a sitting room, a comprehensive kitchen, and a bathroom. This is the perfect space for relatives, older teenagers, or possible additional letting income.

The drive that leads up to Collipriest House from the lane is rather impressive. Well-tended gardens flank the drive, and continuing past the main house, the drive sweeps around to the right where you will see a double carport for stable Barn. There is only one additional property beyond this.

The gardens are well established and offer various secluded seating areas, some with a lovely view out and over the River Exe valley.

This is a great opportunity to live a country lifestyle yet be within such easy reach of the conveniences of a busy market town. The location is also great for dog walking, with a footpath that leads down the valley to Bickleigh.

The property has been well maintained, the latest upgrade being the majority of the windows being replaced in 2020.

All in all, the plot extends to about half an acre.

There is a good shopping centre in Tiverton which is a thriving market town and provides excellent educational facilities including Blundells Independent School for boys and girls with its associated Blundells Preparatory School. Also in the town is Petroc College of further education and Tiverton High School. There is also a popular Golf Course, sports complex, and a hospital.







## Utilities

Mains electricity, gas, water, and drainage.

## Council Tax

Stable Barn - Band D

Stable Barn Annex – Band A

## Directions

From the multi-storey carpark (or Marks and Spencer), exit onto the main road, crossing straight over the roundabout. After a couple of hundred yards, head straight on into Collipriest Road. After about half a mile you will see the house on the left. Turn in here and proceed up the drive, past the house and Stable Barn will be found.

## EPC Rating (Stable Barn)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		







# Stable Barn, Collipriest, Tiverton, Devon, EX16 4PT



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