



Stable Barn, Collipriest, Devon

For the finer things in property.

**STRUTT
& PARKER**

BNP PARIBAS GROUP

Stable Barn, Collipriest, Tiverton, Devon EX16 4PT

Stable Barn is a unique, expertly designed property with many possibilities. It offers a change of lifestyle or other uses without any compromise.

Tiverton town centre 0.4 miles, M5 (Jct 27) 7.0 miles, Tiverton Parkway mainline station 8.4 miles, Exeter city centre 13.5 miles

- Open-plan sitting area
- Dining area and kitchen
- Sitting room
- Summer Kitchen for outside entertaining
- Principal bedroom with dressing room
- Four further bedrooms, one en suite
- Two family bathrooms
- Cloakroom
- Balcony
- Double carport
- Garden

EPC rating D

The property

Stable Barn nestles behind the prestigious Georgian mansion, Collipriest House, overlooking the Exe River and valley. The barn is at the top of a sweeping driveway and is part of the original farm buildings, dating back hundreds of years. The huge beams in the main living area are original.

The annexe was once a bull pen. This beautiful conversion, luxuriously updated, provides either a lifestyle change, or home and income, in a secluded picturesque valley teeming with wildlife.

It is very close to Exmoor, the North Devon or South Devon beaches, and a two minute walk to the stunning River Exe down the private driveway.

The main house has a two bedroom annexe with a second kitchen, so it's perfect for growing families, live-in relatives, additional income, or working from home. Its stone walls are more than 2 feet thick yet it is very light and welcoming.

The Grade 11 listed house is walking distance to shops, along the protected Exe Valley river way. It is a 20 minute drive to the mainline railway station with fast London links. Bristol airport is one hour. Exeter and it's airport 30 minutes.

The main living and entertaining space includes a sitting and dining area, open-plan kitchen, multifuel stove, oak flooring, a vaulted ceiling, skylights and french doors that open onto a balcony, with lovely views of the privately owned Valley.

The first floor includes a kitchen fitted with contemporary units, granite worktops, range cooker and modern integrated appliances. There is a second sitting room with an adjoining kitchen, two double bedrooms, a family bathroom and a cloakroom.

The ground floor has a principal bedroom (with dressing room and built-in storage), second bedroom (with en-suite shower room), a family bathroom (with bathtub and separate shower), and a study/bedroom.

Outside

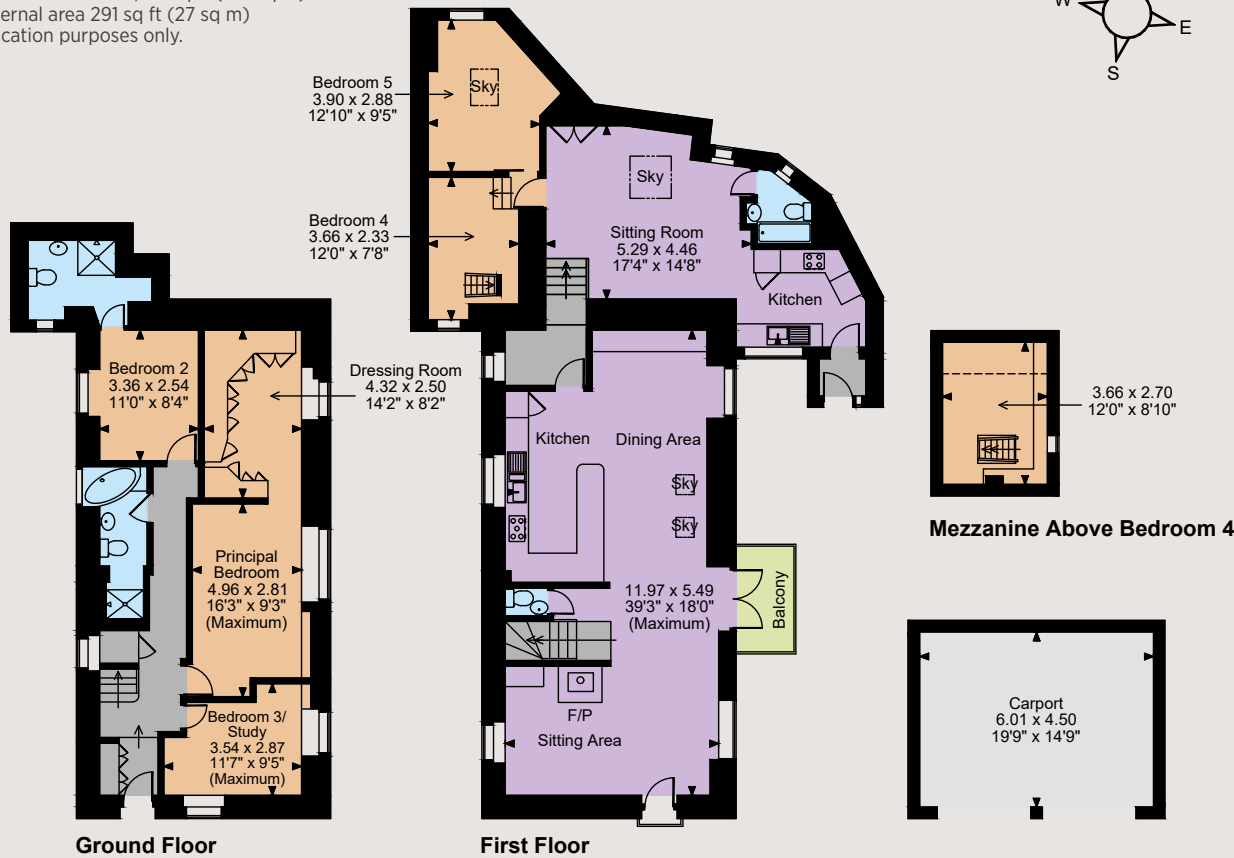
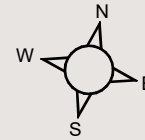
There are several areas to relax, entertain or dine al fresco. The secluded hidden rear garden overlooks the privately owned valley teeming with wildlife.

There is ample parking in the privately owned driveway plus a double carport. There are large terraced gardens.





Floorplans
 Main House internal area 2,107 sq ft (196 sq m)
 Carport internal area 291 sq ft (27 sq m)
 For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

☐☐☐☐ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8557292/SS

The area offers access to an excellent selection of schooling including Uffculme School (rated Outstanding by Ofsted), Tiverton High School, Wellington, Exeter School, The Maynard, West Buckland School, Queen's College, Taunton and King's College. The property is also within the reduced fee catchment area for the renowned independent school Blundells.

Directions

From Exeter, take the A396 north away from the city and continue to follow the A396 for 13.5 miles, into Tiverton. After crossing the River Exe, take the third exit at the roundabout onto Tumbling Fields, then turn left onto Collipriest Road. Continue for 0.4 miles, then take the lane on the left. The property will be on the left.

General

Local Authority: Mid Devon District Council

Services: Mains electricity, gas, water and drainage

Mobile Coverage/Broadband: Information can be found here <https://checker.ofcom.org.uk/engb/mobile-coverage>

Council Tax: Band C

Tenure: Freehold

Guide Price: £575,000

Exeter

24 Southernhay West, Exeter, Devon EX1 1PR

01392 215631

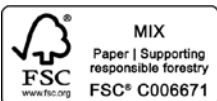
exeter@struttandparker.com

struttandparker.com

[@struttandparker](https://twitter.com/struttandparker)

[/struttandparker](https://facebook.com/struttandparker)

Over 45 offices across England and Scotland, including Prime Central London



For the finer things in property.

