



Blackberries



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Payhembury, Honiton, EX14 3HJ

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High quality barn conversion with over 3,000 sqft of traditional barns

- Oak-frame and brick barn conversion
- Open plan kitchen/living room
- Large workshop, garage and utility
- Tucked away garden
- Freehold
- 3 bedrooms (1 en suite)
- Wood burner & stove
- Two-storey cob barn
- In all about 0.36 acres
- Council tax band C

Guide Price £650,000

Set in a quiet rural position within the King's School catchment, the barn forms one of three individual conversions within a former farmyard. There are established rights of way across the courtyard for the benefit of neighbouring properties, which also provide access to nearby footpaths and the surrounding countryside.

Converted by the current owners over a number of years, the quality of craftsmanship is immediately apparent. The heart of the home is the impressive main living space, featuring a striking oak frame, chestnut worktops and solid oak flooring. Measuring approximately 49 feet in length, this wonderful room provides a generous and flexible living area within this single storey home. There are three well proportioned bedrooms, the principal bedroom benefiting from an en suite shower room, together with a family bathroom.

The courtyard offers ample parking and the former cart house and stables now provide a garage and large workshop. In addition, there is a two storey cob barn with evidence of a cruck frame, alongside an adjoining open fronted barn which leads through to a private south facing garden. Beyond this are a range of single storey barns, offering further potential subject to the necessary consents.

Services - Mains water and electric. Heated by a large wood burner and wood stove. Treatment plant private, shared outflow. Standard broadband via BT and Ultrafast via Voneus, or Starlink, mobile signal rated good outdoor with EE, O2, Three and Vodafone (Ofcom).





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Approximate Area = 1510 sq ft / 140.3 sq m
 Outbuilding(s) = 3181 sq ft / 295.5 sq m
 Total = 4691 sq ft / 435.8 sq m
 For identification only - Not to scale

Ground Floor

Outbuilding 2 - Ground Floor

Outbuilding 2 - First Floor

Outbuilding 3

Ground Floor: Diner / Kitchen / Sitting Room (15.81 x 4.00m / 493 x 182), Bedroom 1 (3.58 x 3.05m / 119 x 118), Bedroom 2 (3.48 x 3.00m / 115 x 97.5), Bedroom 3 (3.48 x 2.98m / 115 x 97), Loft Area Above Store

Outbuilding 2 - Ground Floor: Cobb Barn (9.35 x 4.95m / 309 x 163), Barn (15.04 x 4.08m / 493 x 134)

Outbuilding 2 - First Floor: Loft (9.17 x 5.22m / 301 x 174), WC, Store (4.75 x 3.81m / 157 x 117.0), Garage (4.83 x 3.08m / 162 x 121), Workshop (8.25 x 8.65m / 271 x 193)

Outbuilding 3: Shed (4.80 x 3.25m / 159 x 11'), Potting Shed (3.35 x 2.31m / 11' x 7.7'), Outdoor Kitchen (7.22 x 3.35m / 24' x 11')

Ⓜ Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Stags. REF: 1197528



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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