



Venn Ottery Barton











# Venn Ottery Barton

Venn Ottery, Ottery St. Mary, , EX11 1RZ

Historic refurbished 6 bedroom house with 4 bedroom annexe for renovation in 0.8 acre grounds

- Character features
- Renovated 6 bed main house
- Large barn / workshop
- Private drive
- Freehold
- Grade II Listed
- 4 bed annexe
- Grounds of 0.8 acres
- Quiet rural village
- Council tax band G

Offers In Excess Of £800,000

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## SITUATION

Venn Ottery Barton is situated in the peaceful rural village of Venn Ottery, nestled within the East Devon National Landscape and mid-way between Ottery St Mary and Sidmouth. The property enjoys a tranquil setting with far reaching views and easy access to the Jurassic Coast, Exeter, and the M5. The surrounding area is rich in natural beauty, with nearby walks, bridleways, and nature reserves offering an idyllic lifestyle for those seeking space and serenity. The nearby village of Tipton St John has a Primary School and an award winning pub/restaurant, a convenience store and a recreational park with tennis court and cricket pavilion.

## INTRODUCTION

This handsome Grade II Listed farmhouse presents a rare opportunity to acquire a substantial and characterful country home with scope for multi generational living or income generation. The property comprises a beautifully renovated six bedroom main house, a four-bedroom annexe requiring refurbishment, a large detached barn/workshop, and mature grounds extending to approximately 0.8 acres.

Venn Ottery Barton is steeped in history, with origins dating back to the 16th century. It is listed for its architectural and historic significance, including its traditional cob and stone construction, and timber framed interiors. The property has been upgraded over the years, with many of the windows replaced with timber double glazing and various extensions that have happened over the past 50 years.

## HOUSE

The main residence has been thoughtfully restored to retain its period charm while offering modern comforts. Original features such as exposed beams, inglenook fireplaces, and timber panelling are complemented by contemporary finishes and spacious accommodation. The layout includes six bedrooms, multiple reception rooms, and a farmhouse style kitchen, making it ideal for family living or entertaining.

The house benefits from a private driveway, generous parking, and a secluded garden area with mature planting and lawned spaces. The renovation has been carried out with sensitivity to the building's listed status, ensuring its character is preserved for future generations.







### ANNEXE

Adjoining the main house is a substantial four-bedroom annexe, currently in need of renovation. This space offers excellent potential for extended family accommodation, guest lodging, or conversion into a holiday let (subject to necessary consents). With its own entrance and garden area, the annexe provides flexibility and scope to tailor the property to individual needs.

### GROUNDS

The grounds extend to approximately 0.8 acres and include lawned gardens, a courtyard, and a large detached barn/workshop. The barn offers further potential for conversion or use as a studio, storage, or workspace. The setting is private and peaceful, with views across neighbouring farmland and countryside.

### DRIVE & PARKING

A private drive leads to ample parking for multiple vehicles, with turning space and access to both the main house and annexe. The layout is well-suited to family living and visiting guests, with scope to enhance the landscaping if desired. Please note the lower area of drive and parking is in a flood risk zone, further details can be provided by the agent.

### BARN

The detached barn/workshop/garage is a versatile space with potential for a variety of uses. Subject to planning, it could be converted into additional accommodation, a home office, or a creative studio. Its proximity to the main house and annexe makes it a valuable asset for future development. Renovations were granted consent 10.05.2005 ref 05/0723/FUL, since lapsed.

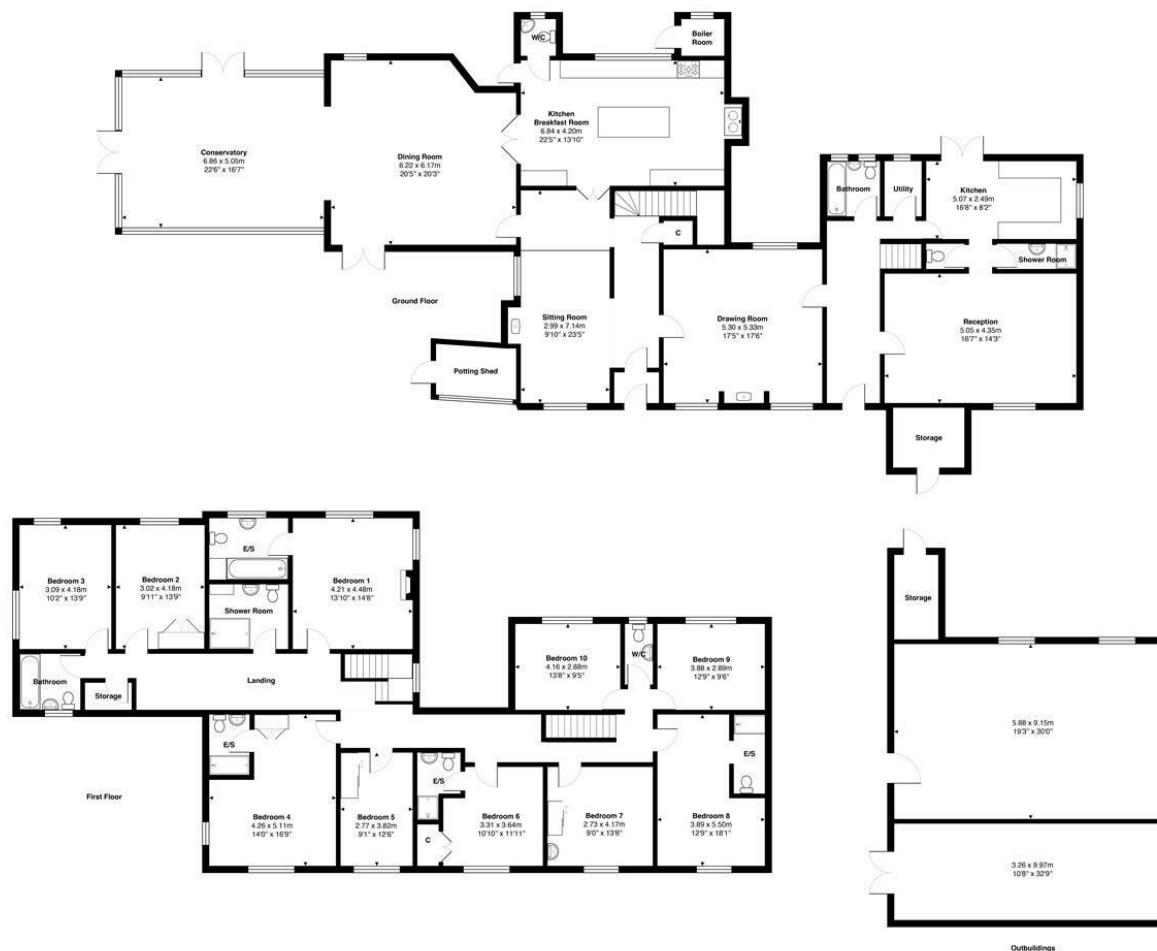
### SERVICES

Mains electric. Water locally supplied by means of a borehole, we understand mains water is located within the grounds. Private drainage treatment plant (Klargester) Standard broadband available up to 27 Mbps, starlink/mobile broadband suggested, mobile signal outside via EE, Three O2 and Vodafone (Ofcom)

### WHAT3WORDS LOCATION

///finds.cages.trackers





All measurements are approximate and for display purposes only



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