

The Granary







The Granary, Colestock Barns

Colestocks, Honiton, Devon, EX14 3JR

0.9 miles Feniton Station 4.1 miles The Kings School

High quality barn conversion with 1160 sqft outbuilding in all just over 2 acres

- 4 Double bedrooms (2 en suite)
- Impressive kitchen
- 108 sqm (1160 sqft) outbuilding
- Air source heat pump & PV
- Freehold
- High specification barn conversion
- Two reception rooms
- Virtually level paddock
- In all 2.01 acres (0.81 ha)
- Council tax band E

Offers In Excess Of £750,000

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SITUATION

Tucked away in the peaceful rural hamlet of Colestocks, just a short distance from the vibrant village of Payhembury, this exclusive collection of homes offers a rare opportunity in a sought-after East Devon setting.

Payhembury is a thriving village community, home to a well-regarded primary school, village shop, popular pub, village hall and parish church. Colestocks also falls within the catchment area for the highly respected King's School in nearby Ottery St Mary.

The larger village of Feniton lies just three-quarters of a mile to the south, offering further amenities including a convenience store, hairdresser, takeaway and a railway station with direct links to Exeter and London Waterloo.

Well-positioned for road and rail connections, the development offers easy access to the A30, M5, and the market towns of Honiton and Ottery St Mary, making it a convenient yet idyllic place to call home.

DESCRIPTION

Originally part of the granary, this spacious brick barn conversion with its clay-tiled roof enjoys a superb south-westerly outlook across the gardens and the paddock beyond.

Converted by renowned local developers Slade Properties, an established family enterprise specialising in the concept and development of bespoke high quality homes throughout the beautiful East Devon area, this wonderful home is one of five select homes in this small development on the edge of the lovely hamlet.

ACCOMMODATION

The layout is well-proportioned throughout, with generous rooms positioned to maximise natural light. The home is highly insulated and benefits from underfloor heating via an air source heat pump, along with timber double-glazed windows.

The heart of the home is a spacious kitchen/breakfast room, complete with tiled flooring, large island and a quality fitted kitchen featuring a range cooker, integrated dishwasher, fridge, freezer, washing machine and tumble dryer. Open-plan to the kitchen is the living room, finished with engineered oak flooring, creating a warm and welcoming space for everyday living and entertaining. There is a wonderful outlook through bi-fold doors to a covered terrace.

There is a dining room with engineered oak flooring, as well as a cloakroom (WC), a useful utility/plant room.

Upstairs, the property offers four bedrooms, including two en suite bedrooms and a further family bathroom with shower.













OUTSIDE

Accessed via a shared entrance, the property is approached through a private timber five-bar gate, leading down a paved driveway to a generous parking and turning area.

To the side of the barn is a spacious, partly covered terrace, an ideal spot for outdoor dining, enjoying views across the level lawns and bordered by attractive, mature hedging offering privacy and shelter.

OUTBUILDING

Further along the drive is an additional parking area, providing access to the substantial barn. This impressive and versatile outbuilding is fitted with both a roller shutter and pedestrian door, has been insulated and lined with plywood, and benefits from double glazing and a metal roof. Light and power are connected.

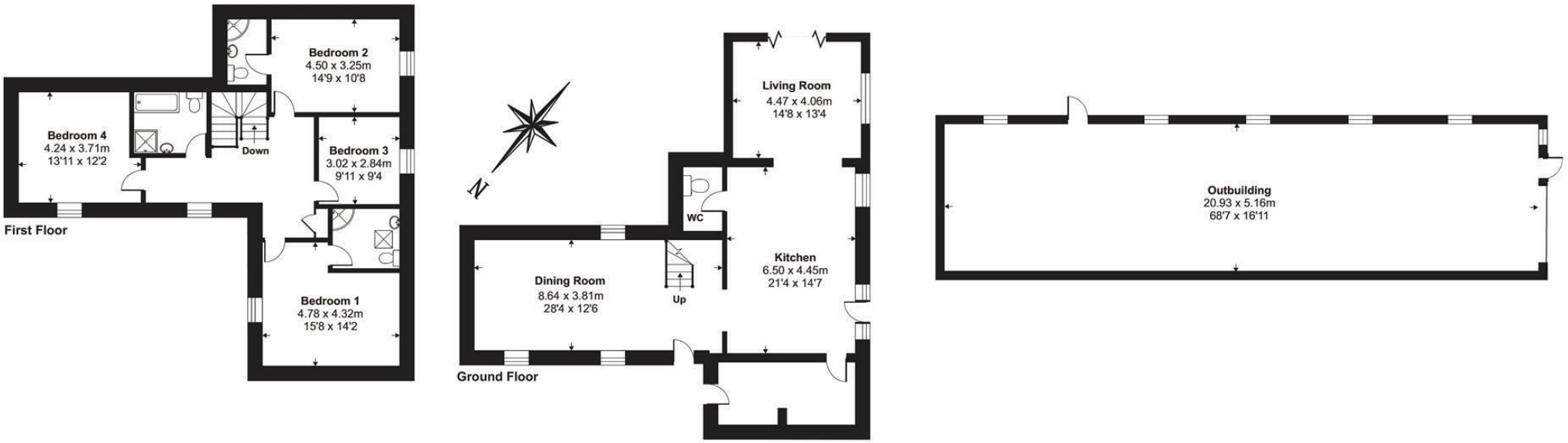
PADDOCK

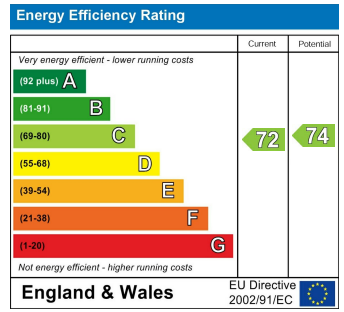
Extending to approximately 1.75 acres, the gently sloping paddock is enclosed on three sides by mature hedge-lined banks, with the fourth boundary defined by post and rail fencing. Ideally suited for a pony or other grazing animals, it offers excellent space and versatility.

SERVICES

Mains electric and water. Double PV system with 8 panels. Air-source heat pump. Private treatment drainage system. Standard broadband available up to 19 Mbps, mobile coverage available outside with EE, O2, Three and Vodafone (Ofcom).

Approx. Gross Internal Floor Area
194.7 Sq Metres 2096 Sq Ft (Excludes outbuilding)





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