



Rackenford, EX16 8ED

Doomsday Barn is situated in an elevated and idyllic position, enjoying far-reaching southerly views across the surrounding countryside. In addition to the beautifully converted barn and garden, the property includes a further 0.56-acre paddock, ideal for a variety of uses.

Winkworth

Crediton: 01363 773757
crediton@winkworth.co.uk

Exeter: 01392 271177
exeter@winkworth.co.uk

Winkworth.co.uk
Tiverton: 01884 675 675
tiverton@winkworth.co.uk



DESCRIPTION:

Positioned in an elevated and idyllic setting, Doomsday Barn offers an exceptional blend of period charm and modern comfort. This beautifully converted barn enjoys far-reaching southerly views and occupies a generous total plot of approximately 1.37 acres, including a 0.56-acre paddock.

Upon entering the property, you are welcomed by a spacious entrance hall with tiled flooring—an ideal space for greeting guests. From here, stairs rise to the first-floor mezzanine, while doors lead to the main ground floor accommodation, a family bathroom, and the rear courtyard. The bathroom is well-appointed with a bath and shower over, WC, basin, and heated towel rail.

Set off the entrance hall is the stunning kitchen/living room, a large and characterful space showcasing the barn's original features, including thick cob walls, exposed beams, and a corner wood burner. The kitchen is well-equipped with a range of base and wall units, wooden worksurfaces, and a central island topped with granite and offering storage below. Appliances include a Rangemaster electric oven with induction hob, boiling hot water tap, and plumbing for both a washing machine and dishwasher. The room easily accommodates a formal dining area alongside a comfortable sitting area, making it the heart of the home.

To the rear of the entrance hall are two spacious ground-floor double bedrooms, both with ample room for storage.

One bedroom also features an understairs airing cupboard.

Upstairs, the first-floor mezzanine offers a bright and flexible living area currently used as an additional sitting room. With glass panels between the beams overlooking the living space

below and Velux windows on both sides, this area is filled with natural light. It's an ideal retreat or could serve as an extension of the adjoining master bedroom, which benefits from a dual aspect and a stylish ensuite shower room with shower, WC, and basin.

OUTSIDE:

The property sits within 0.81 acres of beautifully maintained gardens. The south-facing front garden features a raised, decked seating area beneath a large pergola—perfect for al fresco dining and entertaining. The rest of the garden is laid to lawn and bordered by fencing and mature laurels. To the side is a generous Cotswold stone chipped driveway offering parking for multiple vehicles.

To the rear, a private courtyard enjoys open views of the surrounding countryside and serves as a suntrap with further stone chippings and secure fencing.

Across the shared driveway lies a 0.56-acre paddock, offering a range of potential uses. Currently featuring a greenhouse, and two outbuildings (one housing the water treatment plant), the paddock is ideal for use as a pony paddock, extended garden, or for growing vegetables, fruit trees, or flowers.

Council Tax: Band D - Mid Devon

Services: Air source heat pump, underfloor heating (operated by ECODAN SMART system). Private water and drainage. Mains electricity.

Broadband: Super-Fast Broadband Available Within This Postcode. Fibre to the Cabinet.

Mobile Signal: You are likely to get good coverage.

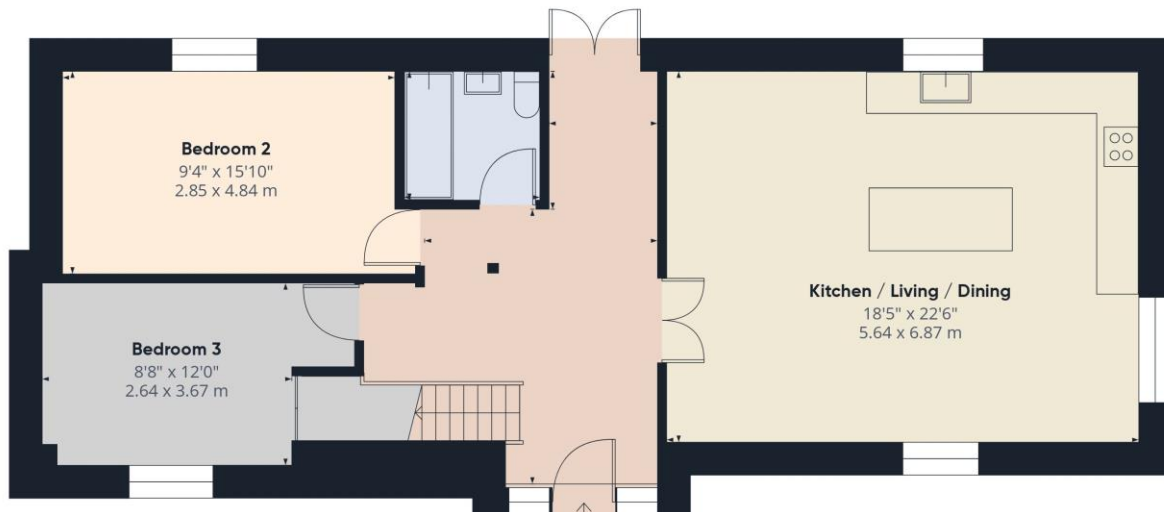


AT A GLANCE:

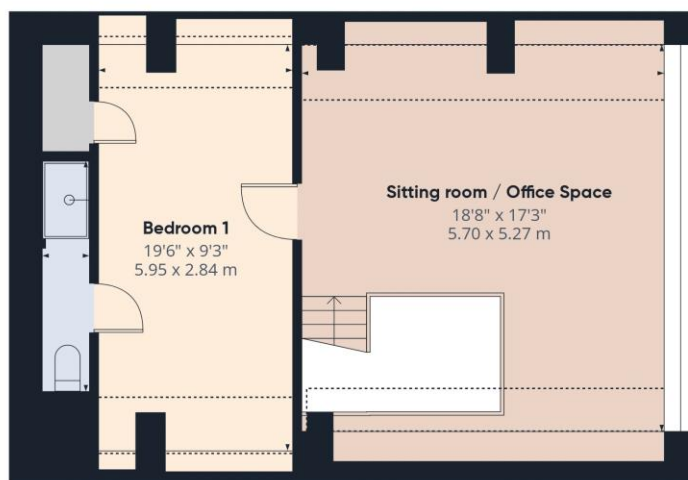
Elevated position with superb countryside views
South-facing garden
Three spacious double bedrooms
Stunning kitchen/living room
Smart heating system
Additional 0.56-acre paddock
Ample parking for multiple vehicles

PROPERTY INFORMATION:

To be advised
Council tax Band: D
Mains electric, gas, water and drainage.



Ground



Floor 1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	85 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.

Winkworth

Crediton: 01363 773757
crediton@winkworth.co.uk

Exeter: 01392 271177
exeter@winkworth.co.uk

Tiverton: 01884 675 675
tiverton@winkworth.co.uk