



Tedburn St. Mary, Exeter, EX6 6EP

£625,000

This Barn Conversion is located in the stunning Mid Devon rolling countryside and just a short distance from the small village of Tedburn St Mary. A beautifully appointed five bedroom Semi Detached family home in a sought after rural location, offering spacious and versatile accommodation, high quality finishes, and stunning countryside surroundings.

Winkworth

[Winkworth.co.uk](https://www.winkworth.co.uk)

Crediton: 01363 773757
crediton@winkworth.co.uk

Exeter: 01392 271177
exeter@winkworth.co.uk

Tiverton: 01884 675 675



From the moment you step inside, the sense of space, style, and warmth is undeniable. The grand entrance hallway sets the tone, with double height ceilings, a galleried landing, and warm oak flooring that flows beautifully throughout the ground floor.

The main living room is a truly impressive space, bathed in natural light and full of character. Vaulted ceilings and a stunning exposed wooden beam give the room a sense of grandeur, while the freestanding log burner provides a cosy focal point for winter evenings. French doors open directly onto the garden, creating a harmonious indoor outdoor flow and making this room ideal for both everyday living and entertaining.

The open plan kitchen and dining area is every family's dream, a stylish, social hub full of charm and functionality. Bespoke shaker style cabinetry lines the walls, paired with sleek countertops and a classic range cooker beneath a contemporary extractor hood. The central island and breakfast bar provide both informal dining and extra workspace, while open shelving and glass fronted units offer attractive, practical storage.

There's ample space for a full size dining table and even a seating area, perfect for relaxed mornings or evening entertaining.

A separate utility room sits just off the kitchen, neatly tucked away and well equipped with space for appliances and additional storage.

In addition to the main reception rooms, the ground floor also benefits from two generously proportioned double bedrooms, ideal for multi generational living, guests, or use as a home office or snug. A well considered downstairs cloakroom adds to the practicality of the ground floor. Nearby is a large walk in storage cupboard offering plenty of space for coats, shoes, bags, and everyday household essentials.

The first floor of the property continues to impress with its generous proportions, character features, and highly functional layout. It comprises three large bedrooms and two well appointed bathrooms.

The principal bedroom is a particularly striking space, filled with natural light from a large picture window that captures the countryside views. With elegant vaulted ceilings and exposed beams, the room has a warm, serene atmosphere. It benefits from a walk in wardrobe and a beautifully designed ensuite shower room, featuring modern tiling, a skylight, and sleek contemporary fixtures.

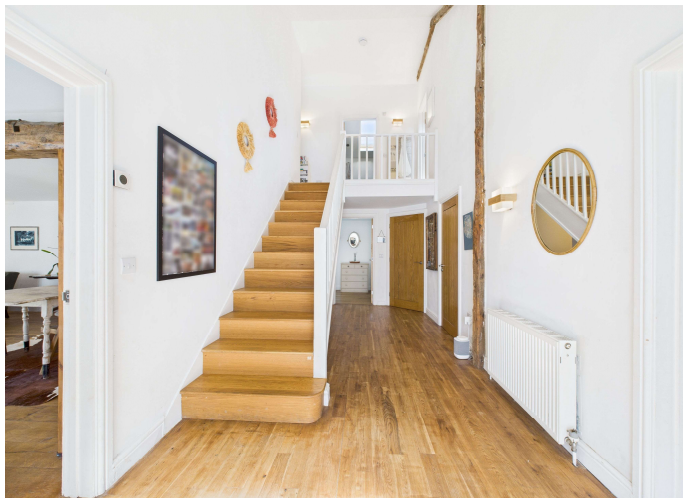
The two remaining double bedrooms are equally generous in size and cleverly connected by an internal doorway, making them ideal for children, siblings, or guests. Both bedrooms enjoy vaulted ceilings with exposed beams, Velux windows for natural light, and charming, individual styling. Importantly, each also includes its own walk in wardrobe, providing excellent storage and helping keep the rooms uncluttered and versatile.

A contemporary family shower room, finished to a high standard, serves these bedrooms.

Set in a stunning rural location, this beautifully converted barn boasts a large gravelled courtyard at the front, providing ample parking and access via French doors and a modern entrance.

To the rear, the property features a stylish split level garden with a raised terrace framed by glass balustrades, ideal for outdoor dining and entertaining while enjoying far reaching countryside views. Steps lead down to a private lower patio with a hot tub, surrounded by mature planting and a peaceful, natural backdrop.

This property also has an advantage of a Garage that allows parking for two cars.



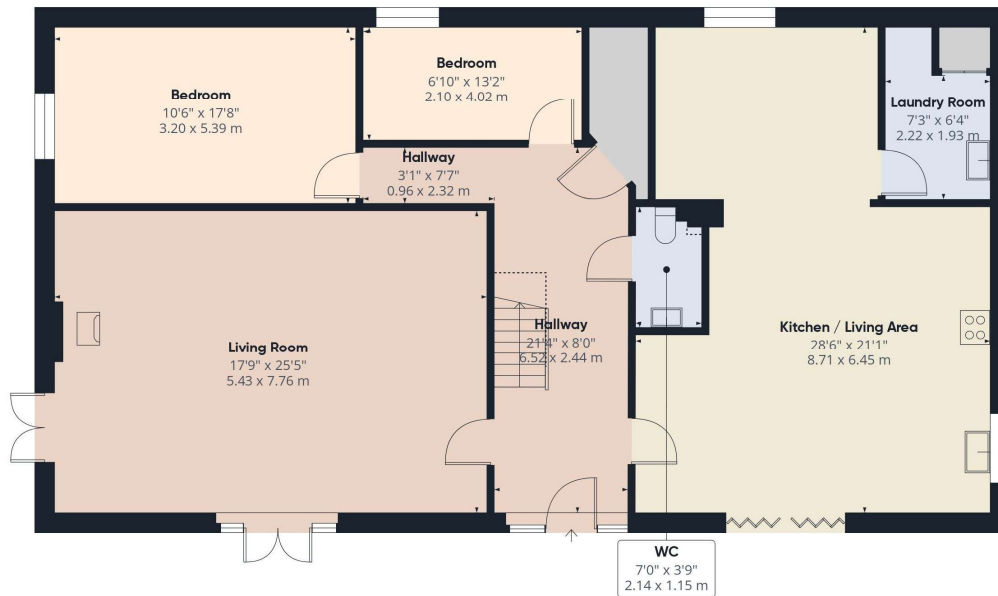
At a Glance:

- *No Onward Chain*
- Stunning Barn Conversion
- Five Double Bedrooms
- Three Bathrooms
- Two Large Reception Rooms
- Open Plan Kitchen/Dining
- Garage with Parking for Two Cars
- Hot Tub
- Log Burner
- Utility Room
- Split Level Garden
- Beautiful Countryside Views

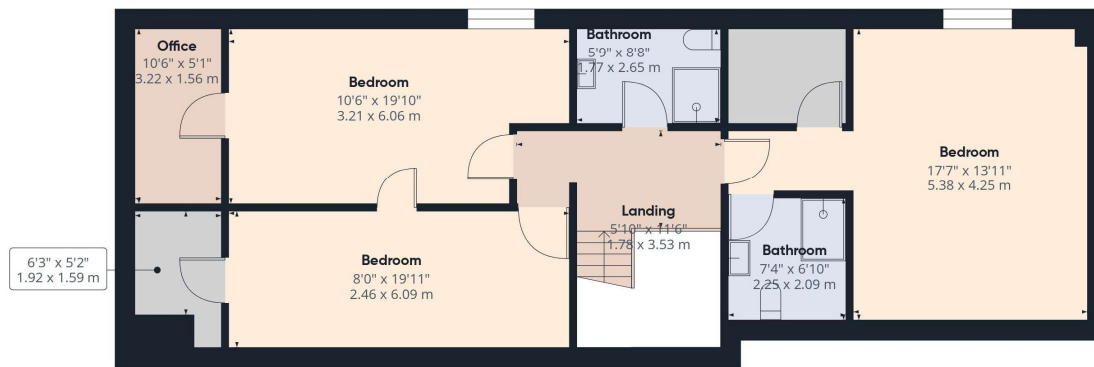
PROPERTY INFORMATION:

- FREEHOLD
- COUNCIL TAX: Band E
- MAINS: Electric and Water
- HEATING: Oil Central Heating
- SEWERAGE: There is a shared Klargester system which is between four properties. (each property is responsible for 25% of maintenance costs)
- BROADBAND: Fibre to the Cabinet (checked on Openreach 2025)
- MOBILE: Signal Dependant on Provider
- LISTED: No

Agent Note: The Title contains restrictive covenants. Please speak with agent for more details.



Ground



Floor 1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PLEASE NOTE.

Our business is supervised by HMRC for anti-money laundering purposes. If your offer to purchase a property is accepted, you will be required to meet the necessary checks under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. This includes ID verification, anti-money laundering compliance, and source of funds checks. A fee of £25 (inc. VAT) will be charged for each verification carried out.

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.



Crediton: 01363 773757
 crediton@winkworth.co.uk

Exeter: 01392 271177
 exeter@winkworth.co.uk

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