



Barwood House, CREDITON, EX17 4LA

Asking Price - £650,000

A substantial and well presented detached family home occupying a generous plot in a sought after Mid Devon village location, with spacious accommodation arranged over two floors, extensive gardens, large terrace, garage and driveway parking. In addition, stables and approximately 5 acres of land are available to purchase by separate negotiation, situated approximately half a mile from the property.

Winkworth

Crediton: 01363 773757
crediton@winkworth.co.uk

Exeter: 01392 271177
exeter@winkworth.co.uk

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



Description

The property is entered via a welcoming entrance hall with staircase rising to the first floor and access to the principal ground floor rooms.

The sitting room is a generous and comfortable reception room with outlook over the rear garden and direct access via patio doors onto the terrace.

The kitchen is well proportioned and fitted with a range of units and work surfaces, offering ample space for food preparation and storage. The kitchen opens through to a defined dining area, which comfortably accommodates a large dining table and enjoys excellent natural light, making it an ideal family and entertaining space with bi-folding doors opening directly onto the terrace. A utility room provides additional storage and laundry facilities and gives access to a ground floor WC. From the utility room there is internal access into the garage.

The first floor landing provides access to three bedrooms and the family bathroom.

Bedroom 1 is a spacious double bedroom benefiting from a dressing room and a private ensuite shower room.

Bedroom 2 is also a well proportioned double bedroom and benefits from its own ensuite shower room.

Bedroom 3 is a comfortable bedroom suitable for use as a guest room, child's bedroom or home office.

The family bathroom is fitted with a modern suite and serves the remaining accommodation.

Outside

The property is approached via a private driveway providing off road parking and access to the garage.

To the rear of the house is a large, decked terrace extending across much of the width of the property, providing an excellent space for outdoor dining and entertaining. Beyond the terrace lies a substantial lawned garden which is mainly level, enclosed and enjoys a good degree of privacy with open countryside views. Within the garden is a summerhouse and a detached outbuilding, offering potential for use as a home office, studio or hobbies room, subject to individual requirements.

Additional Land and Stables

Situated approximately half a mile from Barwood House are stables and approximately 5 acres of pasture land, available to purchase by separate negotiation. There are three stables, a tack room and a large yard area.

The land is well suited to equestrian use or smallholding purposes and offers an excellent opportunity for purchasers seeking additional land close to the main residence, without the management burden of land immediately adjoining the house. The paddocks are gently sloping and bordered by established hedgerows, enjoying open rural views typical of the Mid Devon countryside.

The stables and land are not included within the curtilage of Barwood House and are offered separately. Further details, plans and pricing are available on request.

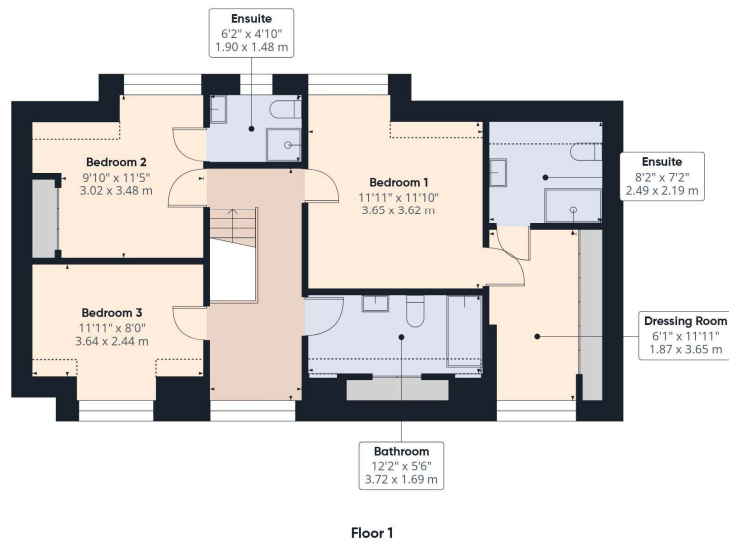


At a Glance:

Detached Family Home
Three Bedrooms, Three Bathrooms
Open Plan Kitchen/ Dining
Separate Sitting Room
Utility Room with Ground Floor WC
Driveway Parking and Garage
Outbuildings
Large Garden with Countryside Views

PROPERTY INFORMATION:

COUNCIL TAX: Band E
SERVICES: Mains Electric, Water & Drainage
HEATING: LPG Central Heating
LISTED: No
TENURE: Freehold



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	65 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