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## 7 The Barns, Efford, Shobrooke, Crediton, EX17 1BJ

Guide Price £400,000

A stylish, bright and spacious 3 bedroom barn conversion enjoying a semi-rural setting, a short distance from the amenities of Crediton and the village of Newton St Cyres.

**Winkworth**

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This beautifully presented semi-rural home forms part of an exclusive development of converted barns, thoughtfully transformed in the early 1990s into a collection of bright and spacious residences. Offering in excess of 1,500 sq ft of stylish accommodation, the property seamlessly blends contemporary living with striking period features, including vaulted ceilings and exposed beams throughout.

The ground floor is perfectly suited to modern family life and entertaining. A contemporary kitchen/dining room provides an inviting social hub, featuring a breakfast bar, ample space for a large dining table and a guest cloakroom. At the heart of the home is a versatile central reception room with stairs to the first floor, ideal for use as a formal dining room or family room. The sitting room enjoys a dual aspect with direct access to the garden and is enhanced by a vaulted ceiling and a charming wood-burning stove, creating a warm and welcoming atmosphere.

The first floor comprises three well-proportioned bedrooms, a family bathroom and a principal bedroom with en suite facilities. All bedrooms are bright and spacious, with vaulted ceilings and exposed beams that add character and charm.

Externally, the property benefits from a private, enclosed rear garden featuring a charming patio area and lawn, ideal for outdoor dining and relaxation. A superb outbuilding provides excellent flexibility, perfectly suited for use as a home office, workshop or gym.

The wider development enjoys attractive communal gardens and a parking area, with two allocated spaces available for this property.

**DIRECTIONS:** Using the What3Words App, search [fuzz.barn.fairway](https://what3words.com/fuzz.barn.fairway)

#### PLEASE NOTE:

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## SUMMARY

- A charming semi-rural setting
- Stylish attached barn conversion
- Attractive features, including vaulted ceilings and exposed beams
- 3 bedrooms and spacious entertaining areas
- Private garden with office/workshop
- Communal gardens and parking

## PROPERTY INFORMATION:

COUNCIL TAX: Band C

LOCAL AUTHORITY: Mid Devon

SERVICES: Mains electricity and water

DRAINAGE: Shared private drainage

BROADBAND: Broadband Available

MOBILE SIGNAL: Reasonable Coverage

HEATING: Oil fired central heating. Electric under-floor heating in the kitchen

LISTED: No

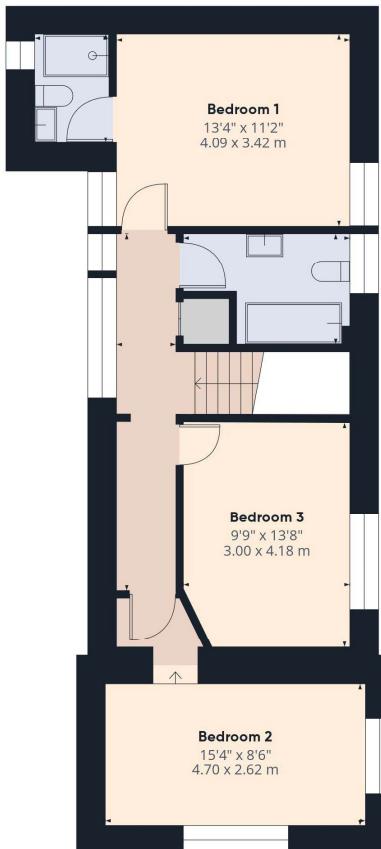
TENURE: Freehold

CONSERVATION AREA: No

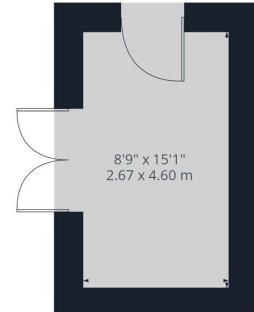
FLOOD RISK: Very Low



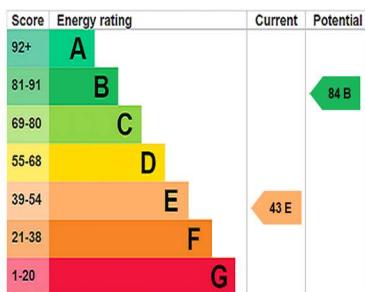
Ground Building 1



Floor 1 Building 1



Ground Building 2



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