



Barns Cottage, Stoodleigh, Tiverton, Devon, EX16 9PH

Asking Price £530,000

- Grade II Listed thatched cottage
- Drawing room & sitting room
- Cellar
- 2 bathrooms
- Beautiful cottage garden
- In the heart of this popular, lively yet traditional village
- Super new kitchen/breakfast room
- 3 bedrooms
- Garage & boot room

Sales, Lettings, Mortgages:

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Stoodleigh, Devon EX16 9PH

Barns Cottage is a beautiful thatched Grade II Listed family home, bursting with charm and a wealth of character. It is set in the very heart of this popular village with its super community spirit and so much going on!



Council Tax Band: F



LongDescription

Barns Cottage, the main part of which is estimated to date from the fifteenth or sixteenth century, with nineteenth century additions, is set in the heart of this picturesque and lively village. The name is believed to originate from an earlier use of the cottage for tithe storage. In the first half of the twentieth century, this Grade II Listed cottage was used as the village grocery shop. Its thatched roof, stone walls, inglenook fireplace, timbered internal walls, mostly original floorboards, and part exposed roof timbers give it a deep sense of history and a wealth of memories.

It has great kerb appeal and I love the asymmetrical frontage, with its three gables and intricate barge boards. It just summons you inside to explore further and, in my opinion, you will not be disappointed - what a beautiful family home Barns Cottage is!

The entrance porch and pretty front door lead you into the main reception room - a vast space being the full width of the property - historically two rooms, it is now one large open space, yet two flexible zones with beautiful floorboards flowing between the two. To your right, the drawing room is large with a natural stone Tudor-style fireplace with an inset gas fired cast iron stove, and to your left, the sitting room is flanked by a large brick and stone fireplace and gas fired cast iron stove. A cosy place to sit in the cooler months with the fire roaring.

A door leads to the kitchen/breakfast room. The bespoke handcrafted kitchen is finished in twilight blue - a gorgeous statement, period colour which works so well and complements the reconditioned limestone flooring. A striking Falcon range cooker in China Blue is the focal point, with pale grey quartz work surfaces, clever lighting and soft blue tiles finishing the modern, yet country kitchen look. A door leads to the boot/utility room, so essential for country living and a great space for boots, coats, and additional appliances. There is a side door to the outside, which leads on to the front of the property.

The breakfast room is a sociable dining space with French doors onto the garden. Hidden under a trap door in the corner is the entrance to the cellar. This is a great storage space, with a cobblestone floor and a high opening to the garage. It even has the original shop safe from days gone by!

At the end of the breakfast room there is a modern shower room and a door leading to a tranquil bedroom. A perfect place for guests to stay.

Upstairs you will find the master bedroom; a large room with a walk-in wardrobe and, at the end of the hall, an attractive second bedroom with a vaulted ceiling and exposed A frame timbers. Both bedrooms are served by the recently upgraded family bathroom.

The rear garden is one of the prettiest I have seen - fully enclosed and bordered with an abundance of established plants, trees, and flowers. It is an array of colour with mature acers and several different varieties of hydrangeas, I just fell in love with this space. The lawn sweeps up to the top of the garden, where there is a greenhouse, crab apple tree and manicured evergreens. A natural stone wall frames the pretty patio area, beside which is a lovely fishpond. The garden faces West meaning you will be able to

enjoy the afternoon and evening sun uninterrupted.

The property benefits from a single garage to the side of the house, ideal for a small car, storage, woodstore or workshop.

Stoodleigh lies about 500ft above the Exe Valley, roughly equidistant between the north and south Devon coasts and near the Devon/Somerset border. The village is about 6 miles north of Tiverton and 5 miles south of Bampton. It is an area of natural beauty on the Exmoor fringe, characterised by rolling hills and scattered woodland. On a clear day, both Dartmoor and Exmoor can be viewed from the surrounding hills. It retains an air of isolation that many find attractive. The entire village is a Conservation Area. The village has easy access to the A361 North Devon Link Road with links to Barnstaple and the M5 (J27).

Stoodleigh has an active community with a number of events taking place throughout the year, including an annual flower show, Easter and Autumn markets, a family dog show, and a Christmas Fayre. Regular Pilates, yoga and Zumba classes take place in the village hall. The C15 Parish Church is believed to have been originally built in Norman times and hosts occasional music concerts. There is a children's playground situated next to the Church - bring a picnic; there is plenty of room on the grass or at the table. Stoodleigh Cricket Club play on the village ground. Both the cricket and the view are worth seeing!

Walkers visit the area specifically to enjoy the countryside walks along hillsides, beside streams and through woodland. The ancient Stoodleigh Beacon offers stunning views across Exmoor and to Dartmoor and is of interest to visitors and trig pointers. All the recorded public rights of way in Stoodleigh can be found on the Devon County Council website.

For those staying in the village or passing through, a warm welcome and good company awaits you at the Stoodleigh Inn. In fine weather, the lovely large garden provides a great opportunity to sit outside or enjoy a sofa seat indoors by the fire if it is chilly outside.

"In my opinion, not only is this a perfect family home, but something very special in the heart of a sought after, friendly community. It radiates country village life yet is so close to Tiverton and all its amenities.

I fell in love with Barns Cottage as soon as I pulled up outside and I am sure you will too"

Tenure:
Freehold - Grade II Listed

Services:
Mains electricity, water and drainage. Oil fired central heating.

The vendors have recently renewed the oil-fired boiler, and the roof ridge.

Council Tax:
Band F

Local Authority:
Mid Devon District Council - 01884 255255



Directions

DIRECTIONS: From Tiverton, take the A396 signed for Bampton. After about 2.5 miles turn left signed Stoodleigh. After crossing the river bridge, (ignore Sat Nav) follow the main lane into Stoodleigh, then take the first left signed Church. Barns Cottage will be found on the left before you get to the church.

Viewings

Viewings by arrangement only. Call 01884 253500 to make an appointment.

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

