



Three Horseshoe Barn



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Luppitt, Honiton, Devon, EX14 4TP

Honiton 4 miles Taunton 17 miles Exeter 20 miles

3 Bedroom quality barn conversion with 4 stables, 1 bed annexe and 2 bedroom detached holiday cottage. Over 6 acres

- 3 Double bed barn conversion
- Attached 1 bed annexe
- Detached 2 bed cottage
- 4 Stone stables
- Courtyard and workshop
- Open fronted garage
- Beautiful rural views
- Approx 6.38 acres (2.58 ha)

Guide Price £950,000

SITUATION

The property occupies a picturesque location in a small hamlet setting with glorious views down the Otter Valley. The village of Luppitt and Combe Raleigh are close by, both with historic churches, village halls and a number of attractive period houses. Within The Blackdown Hills, a designated Area of Outstanding Natural Beauty there are a variety of paths and lanes, including nearby Dumpdon Hill, an Iron Age Hill Fort .

Although enjoying the beauty and tranquillity of the countryside, the property is by no means isolated, lying just a few miles from the market town of Honiton with a main line railway station to London Waterloo. Exeter and Taunton are within easy reach and offer excellent shopping facilities and a fast train service to London and other parts of the country.



DESCRIPTION

Three Horseshoe Barn is a unique equestrian property enjoying superb views that comprises a barn conversion with attached annex offering stylish and flexible accommodation with the added benefit of Lower Park Cottage, a detached 2 bedroom stone cottage, currently with planning permission for use as a holiday accommodation.

The main residence offers versatile accommodation with a total of 4 bedrooms (2 en suite) including the adjoining 1 bedroom annexe. There is a stunning triple aspect kitchen, with bi folding doors opening to the terrace, granite worktops, double oven and microwave, and exposed oak beams.

See 3D virtual tour for the internal layout.

OUTSIDE

Approached from the country lane via a gated drive leading to a large parking area and double open fronted car port.

Between the carport and the barn is a large storage room which houses the boiler and water treatment equipment. To the left of the drive is a large area of lawn which enjoys superb views. The drive continues to Lower Park Cottage. A separate gated access leads into the stable yard where there are four quality stables with power, light, galvanised stall dividers and doors, one of which has been insulated to form a workshop. The tack room is opposite with adjacent smaller stable/ workshop.

The land has access via the courtyard and drive with a level 20x60m grass area and the paddocks split into convenient enclosures.

SERVICES

Modern private water and drainage systems. Mains electric. Oil fired central heating. Vendor enjoys broadband free of charge via radio transmitter on the barn.

DIRECTIONS

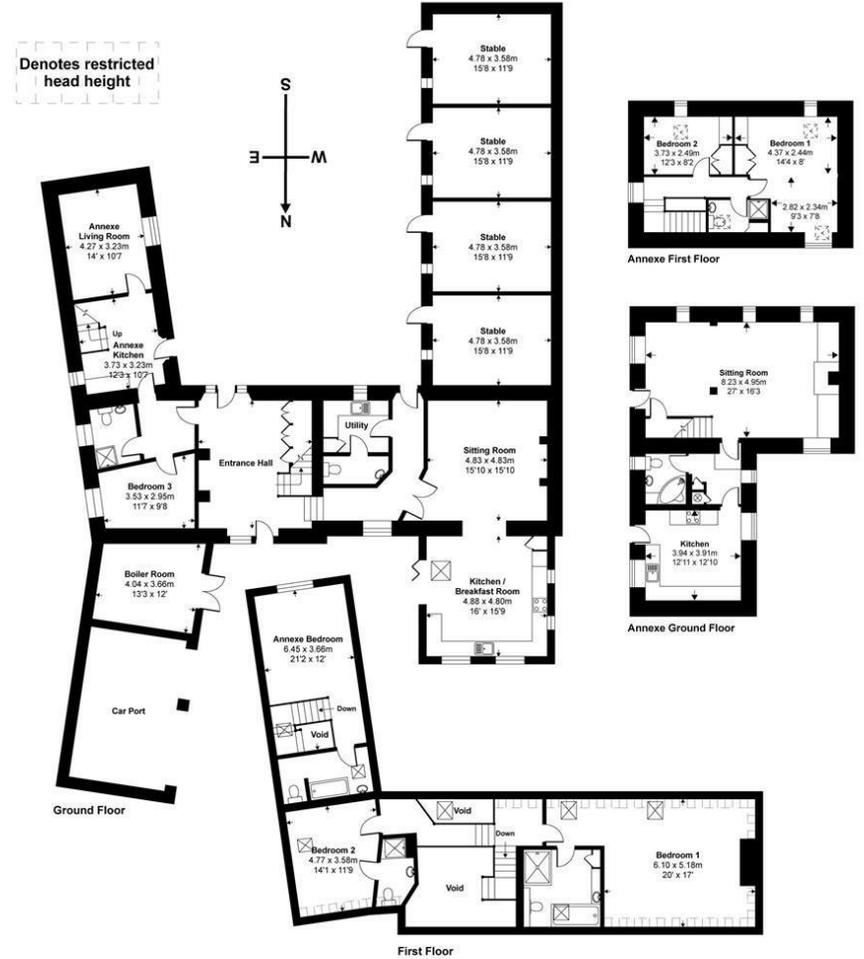
From Honiton and the A30 follow the signs to Dunkeswell. After about half a mile and going over a hump back bridge, turn right. After 0.8 miles the property can be found on your left.



These particulars are a guide only and should not be relied upon for any purpose.



Approx. Gross Internal Floor Area
242.8 Sq Metres 2614 Sq Ft (Excludes Restricted Head Height / Stables / Boiler Room / Car Port / Void)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		79
(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	



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