



The Old Press House







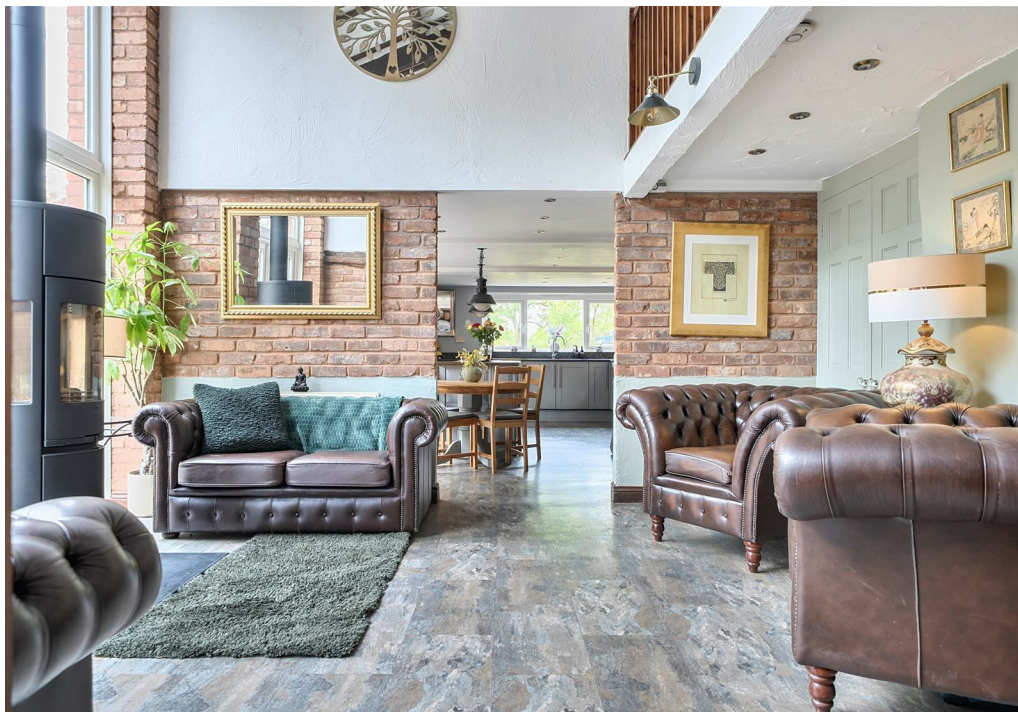
# The Old Press House

Efford, Shobrooke, Crediton, Devon, EX17 1BJ

Newton St Cyres 1.5 miles, Crediton 4.7 miles, Exeter 6.1 miles

An impressive barn conversion offering spacious and versatile accommodation with a detached double garage, a south facing paved sun terrace, entertaining area and gardens extending to 1.52 acres

- Substantial and versatile family home
- Refurbished throughout
- Versatile accommodation
- Double garage
- Freehold
- Impressive open plan reception rooms
- 7 bedrooms
- Annexe potential
- Gardens amounting to 1.52 acres
- Council tax band: G



Guide Price £925,000

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@StagsProperty

## SITUATION

Set in a peaceful semi-rural location with beautiful open countryside views, The Old Press House is a versatile detached family home approximately 1.5 miles from the popular village of Newton St Cyres. The village offers a pub, Italian restaurant, highly regarded primary school, social clubs and a rail station with regular services to Exeter and Barnstaple.

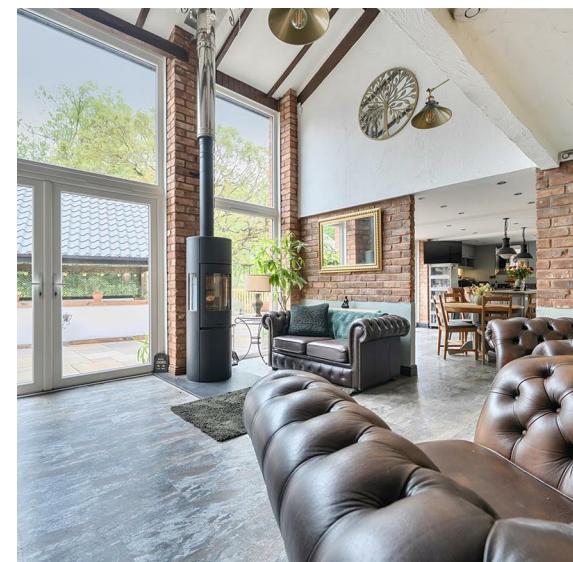
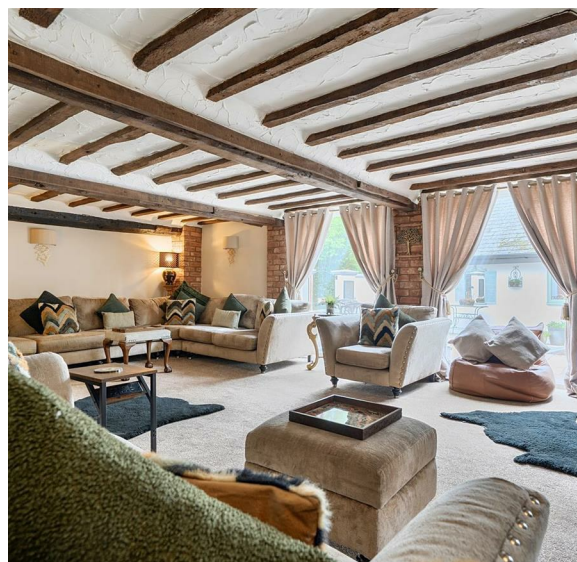
Conveniently positioned on the A377, the property provides easy access to both Exeter and Crediton. Exeter offers an excellent range of business, shopping and leisure facilities, together with superb transport links via the M5, A30 and A38. Regular rail services connect Exeter to London in just over two hours.

## DESCRIPTION

The Old Press House is an impressive former stone and cob barn dating from the late 19th century, converted around 35 years ago and recently renovated to create a substantial and highly individual family home. Arranged over three floors, the property combines generous, flexible accommodation with character features including exposed beams, brick and stonework, open fireplaces and the original cider press, which remains a striking focal point. The property also benefits from a detached double garage, south-facing paved terrace and gardens extending to approximately 1.52 acres.

## THE HOUSE

Offering spacious and adaptable accommodation suited to modern family living, The Old Press House also provides potential for multi-generational occupation. Attractive galleried areas create additional seating and study spaces, enhancing the sense of light and openness throughout. The kitchen/breakfast room forms the heart of the home, fitted with modern units, granite worktops, integrated appliances and a refurbished oil-fired four-oven Aga. An archway leads to a superb garden room with floor-to-ceiling glazing overlooking the gardens. Reception space includes a sitting room, family room, dining hall, study and the atmospheric press room, where the original cider press is displayed.





There are seven double bedrooms in total. The principal bedroom and Bedroom Three each feature en suite bathrooms and dressing rooms, while two additional family bathrooms serve the remaining accommodation. Bath and shower rooms are finished to a high standard with underfloor heating and contemporary fittings. Many first-floor rooms enjoy far-reaching views across the surrounding countryside, creating a rare combination of character, versatility and generous family living.

### GARDENS AND GARAGING

The south-facing gardens are a particular feature of the property, comprising a paved sun terrace, sweeping lawns and partially walled gardens with mature trees, flowering shrubs, raised vegetable beds and a bespoke wood store. A stream with an ornate bridge flows through the gardens to a pond, creating a peaceful and private setting rich in wildlife. In total, the grounds extend to approximately 1.52 acres.

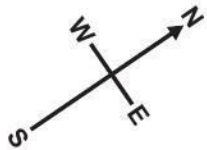
### SERVICES

Mains water & electricity  
Private drainage - sewage treatment plant shared with other properties and held under a management company  
Oil fired central heating  
A neighbouring property has a right of way over a small section of the driveway

### DIRECTIONS

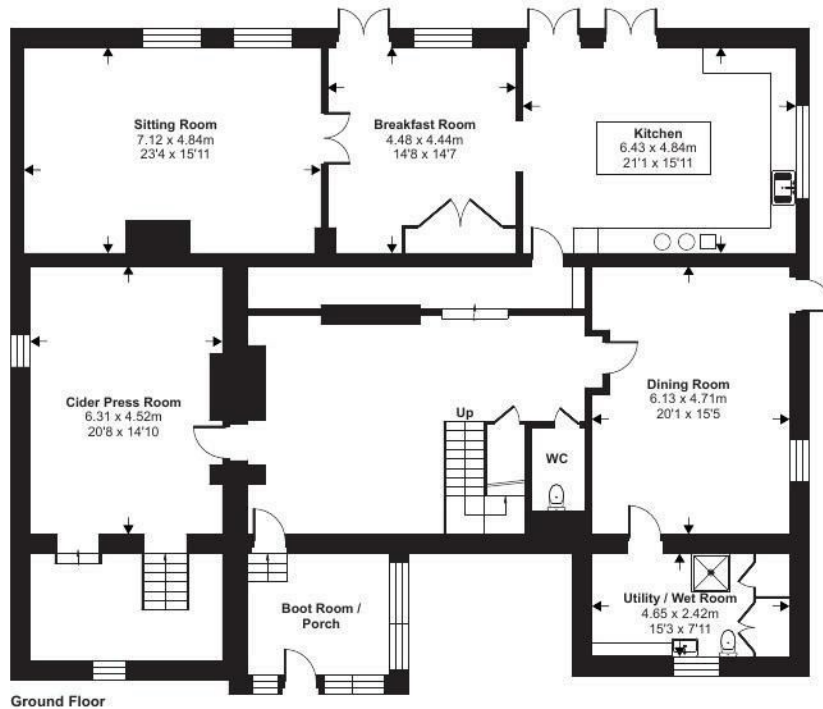
The property is approached via a no through lane, with a parking and turning area to the front and side of the detached double garage. At the opposite end of the garden is an additional area of parking with a pathway leading to the house.

What3words - [respected.chefs.enabling](https://www.what3words.com/respected.chefs.enabling)

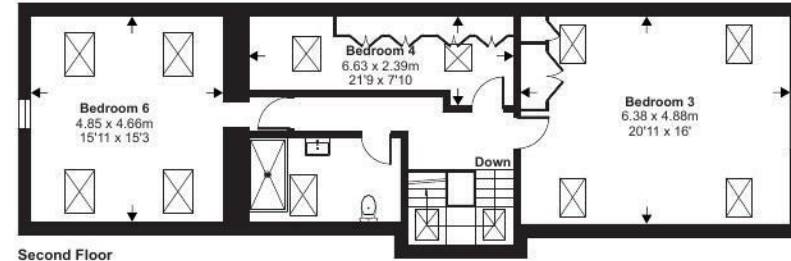


Approximate Area = 5806 sq ft / 539.3 sq m

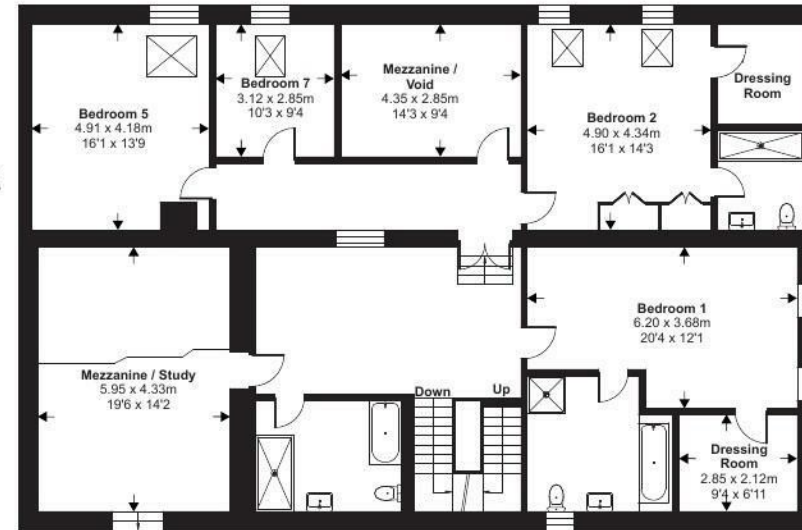
For identification only - Not to scale



Ground Floor



Second Floor



First Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Stags. REF: 1449688



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	<b>70</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



