



Champles Barn

| Stoodleigh | Devon | EX16 9QD

A delightful stone former milling barn with many charming period features, surrounded by gardens and grazing of c.5 acres, outbuildings and garaging situated in the most idyllic, rural location close to the pretty village of Stoodleigh.

Stunning, rural location

Entrance driveway

3 reception rooms

Farmhouse style kitchen

Utility and cloakroom

3 en-suite bedrooms

Landscaped gardens adjoining farmland

4 acres of level grazing land

Stabling, garaging and workshops

Ample parking

Tiverton c. 6 miles, Bampton c. 4 miles

Situation

Champles Barn lies in the most idyllic location, tucked away amidst rolling hills and stunning countryside and approached from a quiet country lane down a long shared drive, just 1 mile from the pretty Mid Devon village of Stoodleigh. Whilst situated in this wonderfully peaceful, rural location, the property lies just 6 miles north of Tiverton and 4 miles from the popular village of Bampton. Both centres provide an excellent selection of local amenities with Tiverton offering superb shopping and supermarkets including an M&S Food Hall. Good access to the M5 motorway via the A361 North Devon link road, with Exeter to the south and Bristol to the north and Tiverton Parkway railway station provides regular services to London Paddington in approx. 2 hours. There are many highly regarded primary schools in the area including Rackenford, Bampton and Bolham and the property is within the 10 mile discount radius of the renowned Blundell's School in Tiverton.

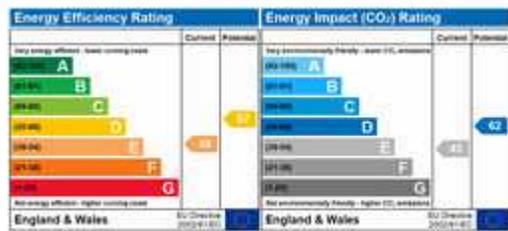




The Property

Champles Barn is set within the grounds of the original farm complex. An attractive former milling barn with many charming period features, which is believed to date back to 1790, the property set within an acre of landscaped gardens with four acres of adjoining agricultural land and benefits from ample parking, two stables, linhay garaging, large workshop and garden store. Converted in 1990, this wonderful home is full of charm with an abundance of original exposed wooden beams, impressive vaulted ceilings in the dining room and the octagonal shaped sitting room. The interior is well presented with a homely feel and flexible accommodation including a traditional farmhouse style kitchen/ breakfast room, exceptional full height sitting room with exposed beams and woodburning stove, impressive galleried dining room with patio doors to the terrace and rear garden, a useful study, cloakroom and utility room. Off the dining hall, on the ground floor, is a guest bedroom with en-suite bathroom and stairs from the dining hall lead up to the galleried landing area and a further double bedroom with beautiful views, fitted cupboards and en-suite bathroom. Stairs from the entrance hall lead up to the master bedroom suite with country views, dressing room, fitted wardrobes and the en-suite bathroom with separate shower.

Outside, the beautiful landscaped gardens provide a most attractive setting, adjoining open farmland and with lovely views, mostly laid to lawn with a variety of trees and shrubs, a pretty pond, summer house, vegetable and fruit beds. To the front of the house is a paved terrace and a further secluded terrace leads off the dining room, ideal for entertaining and outdoor dining in the warmer months. Situated off the entrance driveway are two stables and adjoining linhay with ample parking for several vehicles. The driveway leads up to a parking area in front of the house and also on to the useful outbuildings with two large workshops/ garden store. Leading off the driveway is the paddock and the vegetable garden with a five bar gate leading into the four acre field.



Directions

From Bampton proceed out of the village in the Tiverton direction for approximately 1 mile, turning right at The Exeter Inn roundabout, continue for approx. 200 yards and turn left, follow the lane over the bridge and bear left up the hill. Follow this road for approx. 3 miles. At Stoodleigh Moor Cross, turn right, and after a short distance turn right onto the drive which leads to the property.

From J.27 of the M5 motorway exit signed for Tiverton on the A361 for approx. 7 miles. At the Tiverton roundabout turn right signed for Bampton (A396) and continue along for approx. 3 miles, then turn left for Stoodleigh. Cross over the iron bridge and follow the lane up into the village of Stoodleigh. At Quoit-at-Cross turn right and follow the road to Stoodleigh Moor Cross turning left at the cross, after a short distance turn right into the driveway which leads to the property.

NB: We would advise not to use Sat Nav, as it directs to a dead end.

Utilities

Mains electricity and water connected. Private drainage. Oil-fired central heating.

Council Tax

Band F

Bampton

01398 332006

bampton@seddons.com

Whilst every attempt is made to ensure our sales particulars are fair, accurate and reliable, they are only a general guide to the property, and accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to clarify.