

Lower Rill Barn, Shillingford, Devon







A recently converted and extended **period threshing barn** set in about 3 acres amidst unspoilt countryside.

Summary of accommodation

Lower Ground Floor

Principal bedroom with en suite shower room | Guest bedroom with en suite shower room | Two/three further bedrooms
Family bathroom & shower | Utility room

Ground Floor

Reception hall | Sitting room | Study | Family room incorporating separate seating & dining areas & kitchen | Cloakroom
Parking | Large paved/gravel terrace | Garden | 2.5 acre paddock

In all about 3 acres (1.21 hectares)

Distances

Shillingford 0.9 mile, Bampton, A361 9.2 miles, M5 J27 9.5 miles, Tiverton Parkway 9.7 miles (Paddington 1 hour 52 minutes),
Tiverton town centre 9.8 miles, Blundells School (Tiverton) 11.1 miles, Taunton 17.4 miles, Exeter City Centre 24.7 miles, Exeter Airport 21.1 miles
(All distances and time are approximate)



Knight Frank Exeter
19 Southernhay East
Exeter
EX1 1QD
knightfrank.co.uk

Florence Biss
01392 423111
florence.biss@knightfrank.com



Location

Lower Rill Barn is set amidst unspoilt, rolling countryside, just under a mile from the small village of Shillingford. The village, due to its small size, has no facilities bar a village hall but the nearby pretty town of Bampton (2 miles) has a wide range of local shops and businesses catering for most immediate day to day needs including two convenience stores, two popular pubs, a hotel along with a selection of high quality eateries and GP and veterinary surgeries. It is also home to a beautiful 15th century church. The beautiful market town of Bampton is a well respected and thriving community.

Tiverton is the commercial and administrative centre of the Mid Devon district and has an excellent and wide variety of shops and local business with good, nearby transport links. Lower Rill Barn benefits from being within the catchment area for the renowned Blundell's School.

The A361, A396 and J27 M5 are all within easy reach and Tiverton Parkway train station, about seven miles beyond the town, has direct rail services to Exeter (15 minutes) and Waterloo (1 hour 52 minutes).





Exeter Airport is also within easy reach offering a daily service to London City Airport (1 hour). The area has a selection of popular schools from both the state and independent sectors, including Blundell's School and Blundell's Preparatory School in Tiverton.

For wider requirements Wellington (12 miles) has a good range of shops and local businesses including a Waitrose supermarket and the county town of Taunton (18 miles) is also within easy reach. Both towns have incredibly highly respected schools including Taunton school, Wellington, Kings and Queens College.

Lower Rill Barn sits at the foot of the Brendon Hills and Exmoor National Park. It is also within easy reach of the North Devon Coast and The Quantocks. All of which offer picturesque walks along the undulating farmland and stunning views of the countryside and beyond.

The property

Dating back to the early 17th century when the earlier, neighbouring farmhouse was modernised and enlarged, Lower Rill Barn was built as a threshing barn on a west to east axis to catch the wind. It is situated on the side of a valley formed by a tributary of the River Batherm and is constructed of local stone under a slate roof.

When the barn was converted its hillside position enabled the architect to create a two storey home with the ground floor on a higher level taking full advantage of the gorgeous views of the surrounding countryside.

The design also incorporates tall windows and architectural rooflights that not only take in the views but allow the interior to be filled with natural light. Overall, the accommodation extends to over 2,500 sq ft with the reception accommodation filling the upper floor. The hub of the design is undoubtedly the superb, single family living space, formed within the upper part and roof space of the original barn and accommodating a living room with separate seating and dining areas alongside a fully fitted kitchen area. The room is wonderfully light and airy with a light-coloured, engineered oak floor under a vaulted ceiling with exposed roof timbers. Also on the upper ground floor are a cosier sitting room with a wood-burning stove and the adjacent study.



All the bedrooms and bathrooms, bar the cloakroom off the hall, are accommodated on the lower ground floor. The principal bedroom has its own en suite shower room, fitted wardrobes (one of which containing the hot water tank) and windows on two sides including French windows that open to a Juliet balcony, with views out over the surrounding countryside.

At the opposite end of the barn is the guest bedroom, which also has an en suite shower room. Between them and sharing the family bathroom are three further bedrooms. Two of the bedrooms are cleverly separated by a folding, dividing wall enabling the two rooms to be combined.

Garden & grounds

Lower Rill Barn is approached off a country lane and via a gravel driveway to a gravel parking area beside the barn, with plenty of parking space for several vehicles. Paved and gravel terracing extends around one side and behind the barn providing a wonderful space for outside dining and entertaining, with a flight of steps leading to an area of lawn.

Given that the barn has only recently been converted, the garden and area surrounding the barn are presented as a “blank canvas” for the new owners to put their own stamp on it.

Beyond the garden are about 2.5 acres of lush pasture enclosed in a single paddock by stock-proof fencing with sections of field hedging and a scattering of native broadleaf trees. In all the garden and grounds extend to about 3 acres (1.21 hectares).

Services

Mains water, electricity & gas. Private drainage. Gas-fired central heating with underfloor heating throughout the ground floor.

Property information

Tenure: Freehold

Local Authority & Council Tax Band: Mid Devon District Council (www.middevon.gov.uk). Tax Band TBC

EPC Rating: C

Guide Price: £850,000

Agent's Note

Lower Rill Farm is Grade II listed (List Entry No. 1306878) and, although the farmhouse itself the only building noted in the listing, Lower Rill Barn is deemed as being within the curtilage of a listed building. There is planning permission in place for a garage and additional agricultural building if someone desired.

Directions (Postcode EX16 9BD)

[what3words://skirting.elevate.thudded](https://what3words.com/skirting.elevate.thudded)

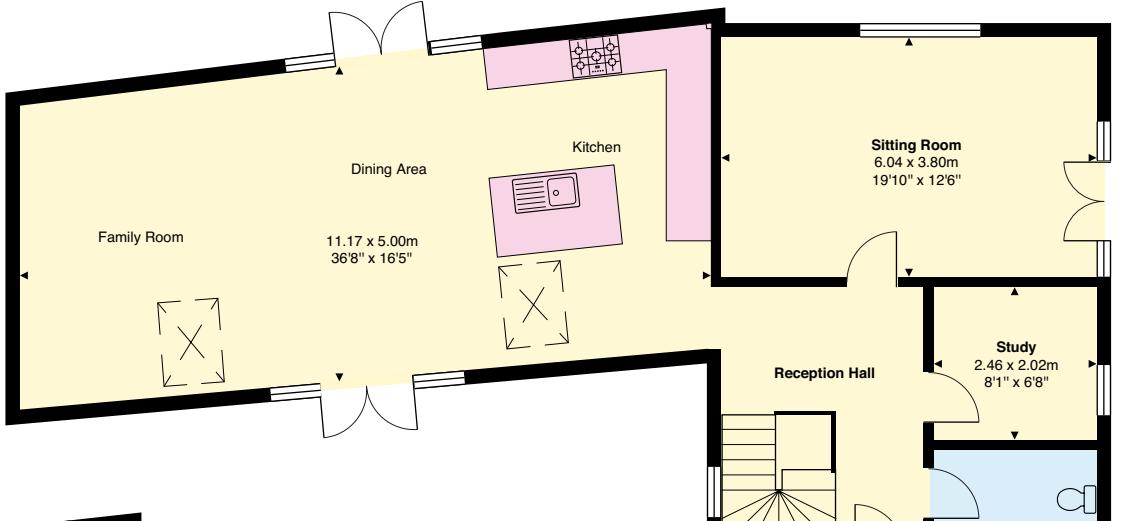
From Tiverton head north on the A396, signed to Bampton. After 5.1 miles at the roundabout take the second exit onto the B3227 and follow the road for just over a mile to Bampton. Continuing to follow the B3227 bear left onto Briton Street. At the T-junction at the end of the street turn right onto Castle Street. Follow the B3227 out of the town for about 2.5 miles and then turn half right onto a narrow lane. The entrance to the driveway to the property will be found on the left after about 180 yards.



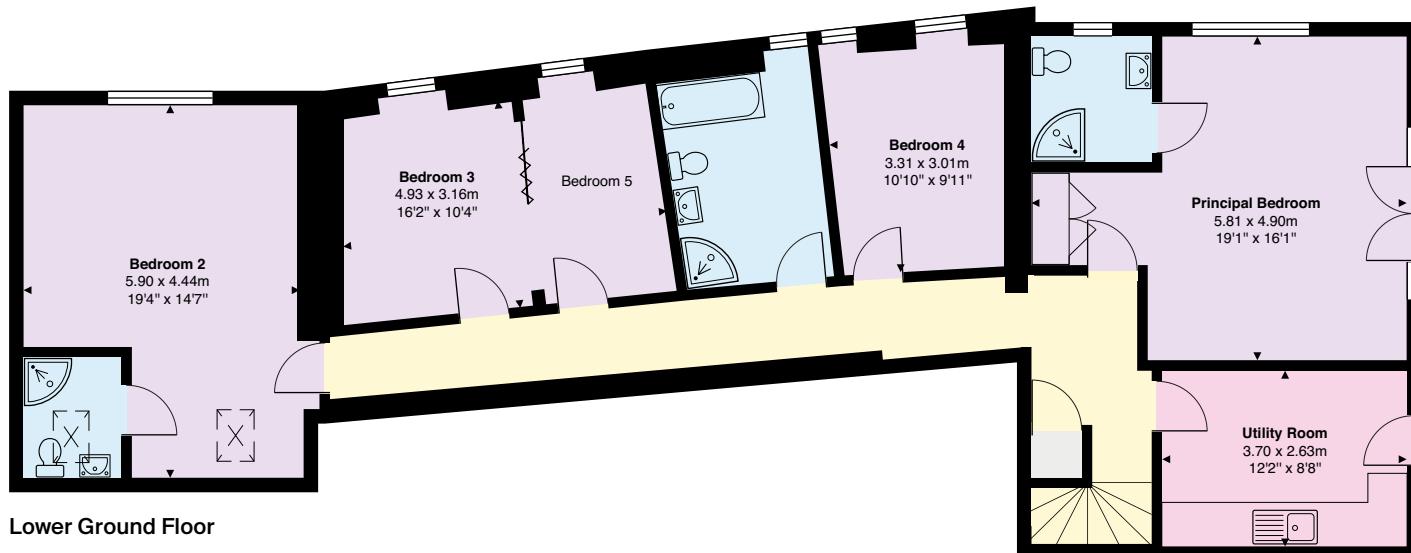
Approximate Gross Internal Floor Area

2,521 sq ft (234 sq m)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



Ground Floor



Lower Ground Floor



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated October 2022. Photographs dated October 2022.

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