

# Long Barn, East Sidborough, Devon

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A **south-facing, period barn conversion** set in a rural hamlet with views over gorgeous, unspoilt countryside.

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## Summary of accommodation

Entrance hall | Sitting room | Dining room | Kitchen/breakfast room | Study/bedroom four | Conservatory  
Family shower room | Cloakroom | Utility room

Principal bedroom with en suite bathroom | Guest bedroom with en suite WC | Further double bedroom

Attached open fronted garage | Double carport | Lean-to log store | Garden

In all about 0.3 acre (0.12 hectare)

## Distances

Calverleigh 1.2 miles, A361 1.6 miles, Tiverton town centre 3.8 miles, Blundells School (Tiverton) 4.7 miles  
M5 J27 9.9 miles, Tiverton Parkway 11.5 miles (Paddington 1 hour 52 minutes), Exeter City Centre 18 miles

Exeter Airport 19 miles (London City Airport 1 hour), Taunton 24 miles

(All distances and times are approximate)



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## Location

Long Barn is set off a no-through lane in a lovely, rural setting on the edge of the hamlet of East Sidborough and only a few miles west of the thriving market town of Tiverton. Although postally linked to the tiny village of Loxbeare, the closest village is Calverleigh, which has a pretty church and village hall and there is a pub just outside the village that is only a four minute drive or 30 minute walk from the house.

Tiverton is the commercial and administrative centre of the Mid Devon district and has an excellent variety of shops and local business, including medical, dental and veterinarian surgeries.

Local transport links are good too with the A361, A396 and J27 M5 are all within easy reach and Tiverton Parkway 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.

## Long Barn

Positioned on the upper, south-facing slope of one of the valleys cut by a tributary of the River Exe, Long Barn has an elevated position that gives the property commanding views across the valley to the opposite hillside, about three quarters of a mile away.

The barn is sited on the eastern edge of a small agricultural hamlet that is surrounded by lush, unspoilt Devon countryside and is accessed via a no-through lane that attracts minimal traffic. The barn was originally built about a century ago using local, partly rendered sandstone under a slate roof and was part of a working farm until 1988, when it was converted into a charming family home.

The barn's accommodation is spread over two floors and is grouped around a lovely, central sitting room, which has a part-vaulted ceiling that extends up to the ridgeline of the roof and is overlooked by the first floor galleried landing.





The barn's design makes the most of its position with the sitting room, study (fourth bedroom), conservatory and kitchen/breakfast room all looking south across the valley, with light spilling into the sitting room via roof lights and sliding French windows into the conservatory. The barn's interior is also characterful with exposed roof timbers, beams and stained pine joinery and the sitting room has an impressive, tall chimney breast with a fireplace at its base fitted with a gas fired wood-burning stove. The kitchen/breakfast room is generously sized and is fully fitted with a range of electric appliances, tiled floor, melamine work surfaces and a two-oven Rayburn. The window above sink looks out over the garden to the sumptuous countryside beyond, so there will hopefully be no shortage of volunteers to do any washing up.

Upstairs off the galleried landing are the principal bedroom and en suite bathroom, guest bedroom with en suite WC and a further double bedroom. The latter two share the large family shower room on the ground floor.

## Garden

Long Barn is set back from the passing lane behind a parking area that extends along the barn's north-facing side. At one end of the barn is an attached open fronted garage that provides plentiful storage for garden machinery, tools and bicycles. At the other end of the barn is a detached, two-bay car port.



The garden extends out from the south side of the barn amounting to about a third of an acre and is designed to be easily maintained. An extensive, paved terrace provides a pretty, outside entertainment space in fine weather and is enclosed by dwarf brick walling surmounted by brick pillars with trellising between. The paving is decorated with a small lawn, raised borders and clipped box hedging. Extending along both sides of the terrace and beyond is a lawn that slopes down to the property's southern boundary and measures about 65 yards along its longest side.

## Services

Mains electricity. Private drainage. Private water - bore hole. Battery storage system. Oil-fired central heating & Rayburn. Photovoltaic panels.

## Directions (Postcode EX16 8DA)

[what3words:///introduce.traded.removable](#)

Head south along the A3126 into Tiverton towards the town centre. At the roundabout by the Exe Valley Leisure Centre, take the third exit onto Kennedy Way, signed to Bickleigh (A396). Continue for half a mile to the next roundabout. Take the second exit onto Leat Street/B3137. After a further quarter mile continue straight onto Rackenford Road. Drive for just over 2.5 miles and then branch left onto a narrow lane, marked as a no-through road. The property will be found on the left after three quarters of a mile.

## Property information

**Tenure:** Freehold

**Local Authority:** Mid Devon District Council ([www.middevon.gov.uk](http://www.middevon.gov.uk))

**Council Tax:** Band F

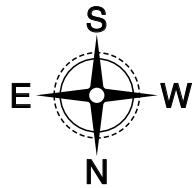
**EPC Rating:** D

**Guide Price:** £735,000

## Approximate Gross Internal Floor Area

3151 sq ft / 292.7 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.



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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