

# Angus Barn, Cullompton, Devon

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A stunning architecturally designed eco-friendly new build set in about 7 acres in a peaceful, **private setting** that provides views over unspoilt countryside whilst offering excellent transport links. A further 15 acres available by separate negotiation.

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### Summary of accommodation

Hall | Sitting room | Study | Kitchen/dining/family room | Utility room | Cloakroom | Plant room | Integral double garage | Integral machinery/garden store

Principal bedroom with walk-through dressing room, en suite bath and shower room | Guest bedroom with dressing area, en suite bath and shower room

Further double bedroom with en suite shower room | Two further double bedrooms | Family bathroom

Parking

Grounds of about 7.06 acres (2.86 hectares)

### Distances

Cullompton town centre 1.5 miles, Junction 28 M5 1.5 miles, Tiverton 6 miles, Tiverton Parkway station (Paddington 2 hours 20 minutes) 7 miles

Honiton/A30 12 miles, Exeter Airport (London City Airport 1 hour) 13.5 miles, Exeter city centre 17 miles

(All distances and times are approximate)



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## Location

Angus Barn is situated in open countryside about half a mile from the northern edge of the historic former weaving town of Cullompton. The town has a wide range of shops and local businesses capable of meeting most day to day needs including a Tesco Superstore plus GP, dental and veterinary surgeries. Exeter is easily accessible, with its many shops, restaurants and cultural venues as you might expect from a cathedral and university city.

Local transport links are excellent. Junction 28 on the M5 is a mile and a half away on the far side of Cullompton and the town has a bus station with a regular, 18-minute bus service to Exeter. Tiverton and Honiton stations offer regular bus services to Paddington and Waterloo respectively and Exeter International Airport is also just a 20-minute drive away.

The local area also offers a wide choice of schools both from the independent and state sectors. Blundell's School in Tiverton is only 10 minutes away and Exeter School, The Maynard and Exeter Cathedral School which are in Exeter itself are easily accessible. The nearby town of Taunton also has several renowned schools including Queens and Kings College and Taunton School. The property is also within the catchment for the highly regarded Uffculme School.



## The property

Angus Barn is a stunning contemporary home, set in a highly sought-after and accessible location. The work, both inside and out, has been completed to a very high standard and carries a 10-year NHBC guarantee valid until 2034.

The property has very impressive eco-credentials meeting the highest standards for thermal efficiency, and benefiting from air source heat pumps, solar panels, mechanical heat ventilation and electric car charging. Arranged in an L-shape, the house looks out south and west with sweeping views over the surrounding farmland. The full height, wide sealed unit triple glazed windows allow plenty of natural light into all rooms. This provides a lovely light and airy feeling throughout, as well as ensuring that every room has a view.

The downstairs accommodation is predominantly within the west-facing wing and consists of a combined kitchen/family room, sitting room with an electric stove and study.

The kitchen/family room is superb with high specification kitchen units and built-in electric appliances, ample space for separate seating and dining areas and three large, sliding French windows that open onto the large, terraced area and garden.

The house's position means that it catches the best of the available sunlight throughout the day. The south-facing wing houses the utility and plant rooms plus an integral double garage and separate, integral machinery/garden store. If more accommodation were required on the ground floor this could be easily provided by converting the garage and adjacent store, subject to obtaining the necessary consents.

The first floor accommodation extends above the garage and store and comprises the very generous principal and guest bedroom suites, a third en suite double bedroom and two further double bedrooms sharing the family bath and shower room.

## Grounds

Angus Barn and two neighbouring properties, Paulsland House and October Cottage, are accessed via a 185-yard long tarmac lane (owned by October Cottage) off a quiet country lane called Beacon Lane. Maintenance costs of the lane are shared equally between the three properties. Angus Barn itself is approached off the shared lane via a 140-yard long tree-lined private driveway, which leads to a brick-paved parking area beside the house where is ample space for several vehicles. Immediately adjacent is the house's integral double garage, which is equipped with EV charging points. Angus Barn is fringed by a good-sized paved terrace on its west-facing side and by a paved walkway extending along its southern side. The terrace has wonderful views over the surrounding countryside covering an arc of 180° with views of nothing but fields.

The grounds amount to roughly 7.06 acres (2.86 hectares) of permanent pasture with the area immediately around the house landscaped and recently seeded. To the east of the house is a meadow and to the south is a newly planted apple orchard. The outside space offers a blank canvas for gardeners, small-holders and those with equestrian interests alike and has potential for stables or out-buildings subject to the appropriate consents.



## Services

Mains electricity. Private water supply (bore hole) and drainage. Heated via air source heat pump to under floor heating on the ground floor and radiators on the upper floor. Mechanical Ventilation with Heat Recovery (MVHR) system. Photovoltaic panels. EV charging points.

**Agent's Note 1:** Additional pastureland of up to 15 acres is available by separate negotiation.

**Agent's Note 2:** The large, long agricultural building to the south-west of the property's location visible on Google Maps has been removed and the site re-landscaped.

## Directions (Postcode EX15 1NQ)

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From the M5 leave at Junction 28, signed to Cullompton. At the roundabout follow the B3181 towards the town centre. At the next roundabout take the second exit onto Millennium Way. Follow Millennium Way for just over half a mile, crossing over two roundabouts. At the third roundabout take the first exit onto the B3181, signed to Cullompton. After a quarter of a mile turn right onto Rull Lane. Continue for just under half a mile onto Beacon Lane and then turn left onto the approach lane to the property. Drive down the lane and the entrance to the driveway will be found on the right after 185 yards.

## Property information

**Tenure:** Freehold

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

**Council Tax:** Band TBC

**EPC Rating:** B

**Guide Price:** £1,300,000



## Approximate Gross Internal Floor Area

427.9 sq m / 4606 sq ft

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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