

# Lambert Barn, Crockernwell, Devon

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# A fabulous period barn conversion in the Dartmoor National Park with outbuildings and over 11 acres.

## Summary of accommodation

Sitting/dining room | Kitchen/breakfast room with walk-in pantry | Utility room | Study/bedroom | Shower room | Cellar

Principal bedroom with en suite bathroom | Further bedroom with en suite shower room | Two further bedrooms with dual-access bathroom

Parking | Period threshing barn with attached roundhouse, linhay and log store | Further contemporary barn | Garden | Vegetable garden with greenhouse | Paddock | Woodland

In all about 11.08 acres (4.48 hectares)

## Distances

Crockernwell 0.3 mile, Cheriton Bishop 2 miles, A30 2.5 miles, Tedburn St. Mary 4.5 miles, Exeter city centre/Exeter St. David's station 12 miles

Exeter Airport 19.5 miles, Exmouth Beach 25 miles

(All distances and times are approximate)



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## Location

Lambert Barn is situated at the end of a no-through lane amidst beautiful, lush Devon countryside, about a third of a mile from the tiny village of Crockernwell.

The adjacent, larger village of Cheriton Bishop has a parish church, pub (The Old Thatch Inn Tripadvisor 4.5), GP surgery and post office, whilst neighbouring Tedburn St. Mary has two further pubs, EV charging points and a convenience store. Exeter is within easy reach and has an excellent array of shopping, business and cultural amenities befitting a university and cathedral city.

The property also has access to good transport links with the A30 just a 6 minute drive and direct rail services from Exeter St Davids to both Paddington and Waterloo. Exeter Airport is also just 25 minutes away with a 1 hour service to London City Airport.

There is a wide choice of popular schools locally from both the state and independent sectors. These include a choice of seven village primary schools within a 5 mile radius (all OFSTED rated Good) and popular independent schools including Exeter Cathedral School, Exeter School and The Maynard.



## The property

Lambert Barn is in a fantastic rural setting, shielded behind a screen of mature native trees and set in just over 11 acres of pasture and woodland. The barn has an east-west axis, so that it catches the light throughout the day until late evening in the summer.

Dating back to the 19th century and Grade II listed, Lambert Barn was originally a two-storey, five-bay barn built of traditional plastered cob with a thatched roof, which was subsequently replaced with corrugated iron. It was then imaginatively converted a few years ago to a very high standard with the corrugated iron replaced by slate and the interior transformed into a lovely family home with an open and airy feel. The gorgeous interior has retained the original, exposed roof timbers of pale oak now complemented by engineered oak flooring and a lovely, central oak staircase dividing the seating and dining areas of the main reception room. The dining area has a magnificent, vaulted ceiling and is overlooked by the first floor, galleried landing. The adjacent seating area has floor to ceiling, east-facing windows along one side looking out to the property's unconverted, period threshing barn and is warmed by a wood-burning stove. Next to the dining area is the good-sized kitchen/breakfast room, which is floored with slate and is fitted with units including a central island under timber work surfaces, a four-oven Heritage range cooker and a walk-in pantry. Also on the ground floor are the walk-through boot room, utility room and study/bedroom with an adjacent shower room.

Upstairs the principal bedroom with en suite bathroom and landing catch the light in the morning and have views out over the surrounding countryside. The three remaining bedrooms also have views but face west, with two separated by a dual-access bathroom and the third having its own adjacent shower room.

## Outbuildings, garden and grounds

The barn is approached down a driveway that sweeps round to a parking area to the front of the barn, where there is space for several vehicles. Directly opposite the barn is a group of period outbuildings gathered around a central courtyard plus an adjacent vegetable garden.

This group consists of a traditional threshing barn with attached roundhouse, linhay and log shed, with potential for conversion subject to gaining the necessary consents. In the paddock to the south of the property is a further, substantial modern detached barn (Orchard Barn). The garden extends out to the west, south and east of the main barn and is designed to minimise maintenance consisting of level lawns and paved terraces that provide several vantage points looking out across the surrounding countryside. At the end of the garden is an area of mature, broadleaf woodland, surrounding a pretty lake with a wooden jetty.

To the south of the drive is a paddock measuring 3.56 acres (1.44 hectares) enclosed by tree-studded field hedges and a further area of woodland at the far end. In all the garden, pasture and woodland amount to about 11.08 acres (4.48 hectares), of which 4.33 acres (1.75 hectares) is woodland.

## Services

Mains water and electricity. Private drainage. Oil-fired central heating and Heritage range cooker.

## Directions (Postcode EX6 6NG)

what3words///elephant.cheerily.closer

From the A30/A377 interchange on the western side of Exeter drive west on the A30 towards Okehampton for about 8.5 miles. Take the Cheriton Bishop exit and at the end of the slip road take the first exit signed to Crockernwell. Drive for two miles to the village and then turn right onto Lambert Lane, which is a narrow, unmarked lane immediately after an off white-painted, end of terrace cottage with a light blue door. Follow the lane for a third of a mile, branching to the left on arriving at the farmstead.

## Property information

**Tenure:** Freehold

**Local Authority:** West Devon Borough Council ([www.westdevon.gov.uk](http://www.westdevon.gov.uk))

**Council Tax:** Band F

**EPC Rating:** F

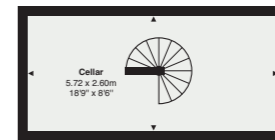
**Guide Price:** £980,000



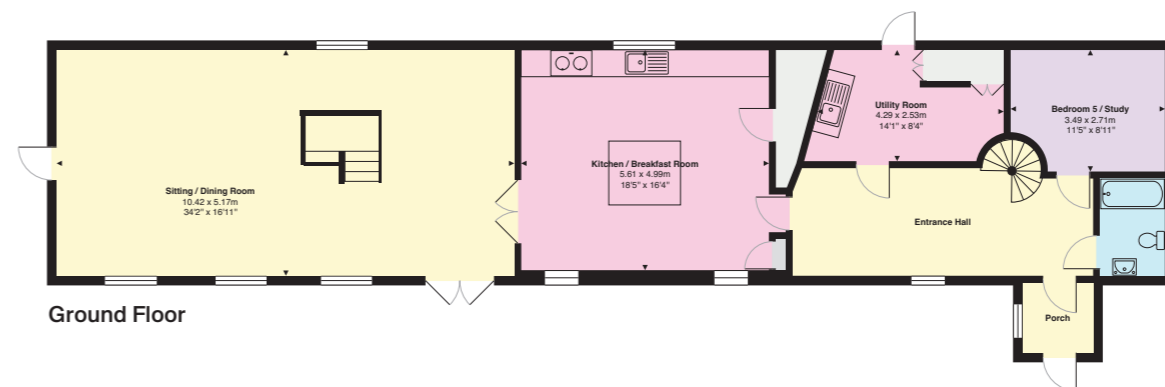
Approximate Gross Internal Floor Area  
3032 sq ft, 281.6 sq m

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.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Cellar



Ground Floor



First Floor



Note: "This plan is based upon the Ordnance Survey map with the sanction of the control of H.M. Stationery office. This plan is for convenience of purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. Licence Number. No. 100021721."

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 March 2024, Photographs and videos dated March 2024.

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