



# EGREMONT CROSS BARN

PAYHEMBURY, HONITON, DEVON, EX14 3HZ

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DEVON, EX14 3HZ

*A beautifully presented contemporary  
barn, enjoying glorious views over  
open countryside*

Honiton about 6 miles • Feniton about 4 miles  
Exeter about 17 miles  
(All distances are approximate)

Open plan kitchen/living area • Two ground floor  
bedrooms (1 en suite)

Study/bedroom 3 and family bathroom

First floor mezzanine/sitting area and occasional bedroom

Parking area and gardens extending to about 0.3 acres

EPC Band C



## SITUATION

Egremont Cross Barn is in a beautiful rural, yet easily accessible location on the outskirts of the hamlet of Luton. Payhembury, approximately 1 mile away, offers a community shop, Parish Church, public house, primary school and village hall and supported by a thriving community with a wide range of clubs, groups and societies. The nearby village of Clyst Hydon provides further amenities and is home to the award winning Five Bells Inn.

The market town of Honiton lies to the east of the property and benefits from a range of independent shops and facilities, including a community hospital. The M5 motorway is within easy reach at junction 28, providing access to both the cathedral city of Exeter and Somerset's county town of Taunton, both of which benefit from a main link rail link to London Paddington. There is an excellent range of facilities, including comprehensive and independent schools, along with Exeter University within close proximity. Bristol and Exeter International Airports provide a number of domestic and international flights.





The Blackdown Hills, designated an area of outstanding natural beauty, are situated west of the property and together with the surrounding area provide excellent opportunities for recreational activities. Within a short drive to the south, England's first World Heritage Site, the Jurassic Coast, can be found with its glorious beaches and historic fishing villages.

## DESCRIPTION

Slade Properties is an established family enterprise specialising in the concept and development of bespoke high quality homes throughout the beautiful East Devon area. Originally a traditional Dutch barn, Egremont Cross Barn has been carefully designed and converted to create a distinctive contemporary building, completed to a high standard throughout. It offers flexible and spacious accommodation, with a versatile layout designed to take advantage of the property's situation and views.

The kitchen/living room has been carefully laid out to include fitted appliances and units, a reception space with double doors

leads out onto a patio area, ideal for entertaining and enjoying the wonderful setting and views. On the ground floor, there are also two double bedrooms, one with an ensuite shower room, family bathroom and study or third bedroom. A staircase rises to the first floor and a large mezzanine area, which would make a wonderful reception space looking out over the adjoining farmland. A large loft / potential fourth bedroom has a wonderful triple aspect and countryside views.

Outside, the property is approached over a tarmac driveway which provides ample space for turning and parking. The near level grounds have been gently landscaped with the lawn seamlessly flowing into the paddock that wraps around the house bound by hedges and banks. In total the property extends to about 0.3 acres.

## SERVICES

Mains electricity and water. Private drainage.

## OUTGOINGS

Council Tax Band TBC

## FIXTURES AND FITTINGS

Only those mentioned in these sales particulars are included in the sale. All others such as curtains, carpets, light fittings, garden ornaments etc are specifically excluded but may be available by separate negotiation.

## DIRECTIONS

From Junction 28 of the M5 motorway, take the A373 towards Honiton. After approximately 5 miles and having passed through Dulford, take the right hand turn, signposted Payhembury, Plymtree and Feniton. Continue along the road and after approximately half a mile, Egremont Cross Barn is located on the right hand side, identified by our for sale board.

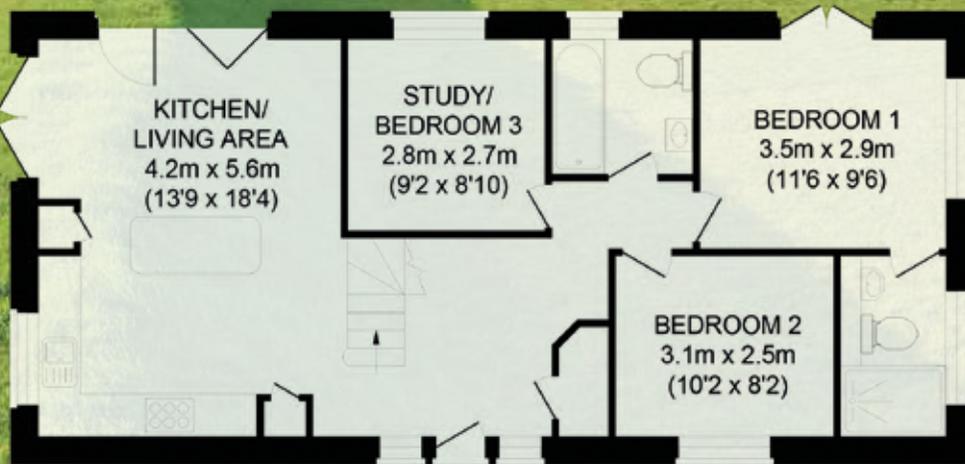
## VIEWINGS

Strictly by appointment with Savills on 01392 455755 or the joint agents Stags on 01404 45885. Prior to making an appointment to view we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property.

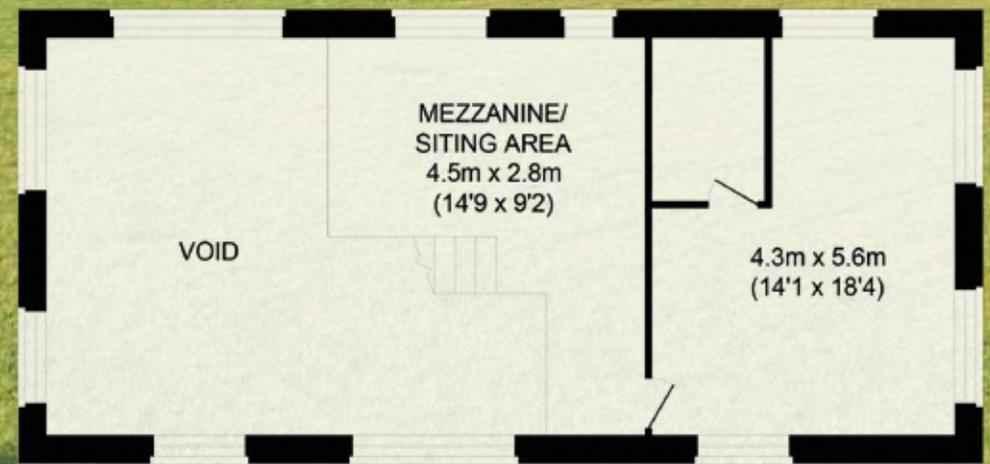


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C		76	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Approx. gross internal floor area  
1236 sq ft/114.8 sq m



Ground Floor Approx. Floor Area 777 sq ft/72.2 sq.m



First Floor Approx. Floor Area 459 sq ft/42.6 sq.m

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