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Changing Lifestyles

Quarry Barn
Umberleigh
Devon
EX37 9AD

Guide Price: £625,000 Freehold



Changing Lifestyles

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Quarry Barn, Umberleigh, Devon, EX37 9AD

AN EXCEPTIONAL BRAND-NEW BARN-STYLE BUNGALOW WITH FAR-REACHING RURAL VIEWS



- 4 double Bedrooms (2 En-suites)
- Capacious, open-plan Kitchen / Dining / Living area designed for modern family life & entertaining
 - Adjoining 2-acre paddock - ideal for equestrian use
- Ample private parking & electric vehicle charging point
 - No onward chain
- Occupying a delightful rural setting with convenient access to village amenities



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Quarry Barn is an exceptional, brand-new detached barn-style bungalow, combining spacious contemporary accommodation with impressive energy efficiency and a delightful rural setting.

Featuring 4 double Bedrooms, 2 En-suite Shower Rooms and a superb, fully vaulted open-plan Kitchen / Dining / Living area, the property also benefits from far-reaching countryside views and an adjoining paddock extending to approximately 2-acres. Offered for sale with no onward chain, this distinctive home will appeal particularly to families, lifestyle buyers and equestrian enthusiasts.

The property is approached over a shared driveway, leading to a generous private gravelled parking area with space for several vehicles and an electric vehicle charging point.

At the heart of the home is the capacious, fully vaulted open-plan Kitchen / Dining / Living area. Designed for modern family life and entertaining, this impressive room features multiple windows and two sets of French doors opening directly onto the rear garden. These features allow natural light to fill the room while showcasing the wonderful outlook across the surrounding countryside. The stylish contemporary kitchen is fitted with copious matching cupboards and drawers, complemented by attractive work surfaces and a range of integrated appliances. A range cooker provides an attractive focal point, while a generous breakfast bar offers additional storage and space for seating beneath. The remainder of the room provides ample space for sizeable dining and living furniture, allowing purchasers to create clearly defined areas while retaining the sociable, open-plan feel.

There are 4 well-proportioned double Bedrooms, 2 of which benefit from their own En-suite Shower Rooms. A spacious contemporary Family Bathroom serves the remaining bedrooms and is fitted with a stylish 3-piece suite. Vaulted ceilings are featured throughout the accommodation, enhancing the sense of space and adding to the property's attractive barn-style character. Further practical benefits include underfloor heating and two separate boarded loft areas, providing valuable additional storage.

The property has been designed with sustainability and energy efficiency firmly in mind. Its impressive eco-home specification includes solar panels and a 10kW battery storage system, alongside underfloor heating and an outstanding EPC rating of A. Together, these features are designed to provide extremely low running costs and make Quarry Barn an exceptionally economical home to maintain. The property is currently placed within Council Tax Band C. A comprehensive 10-year LABC warranty also provides valuable reassurance for the new owner.

Outside, the gardens have been arranged to offer numerous seating areas, allowing occupants to follow the sunshine throughout the day. The rear aspect enjoys far-reaching views across the surrounding countryside, creating a wonderful backdrop for outdoor dining, entertaining or simply relaxing.

An adjoining paddock of approximately 2-acres is included within the sale and is accessed through a traditional 5-bar wooden gate. This is likely to prove especially attractive to buyers with equestrian interests, those wishing to keep animals or anyone seeking additional recreational space.

Although peacefully positioned, Quarry Barn also offers convenient access to village amenities. A pedestrian footpath provides a route to both the local school and pub without the need to walk alongside the main road. Starlink broadband is currently available at the property, with BT fibre also understood to be available.

Brand-new, highly energy-efficient and offered with no onward chain, Quarry Barn presents a rare opportunity to acquire an impressive rural home with flexible single-storey accommodation, extremely low running costs, extensive parking and approximately 2-acres of land.

Agents Notes

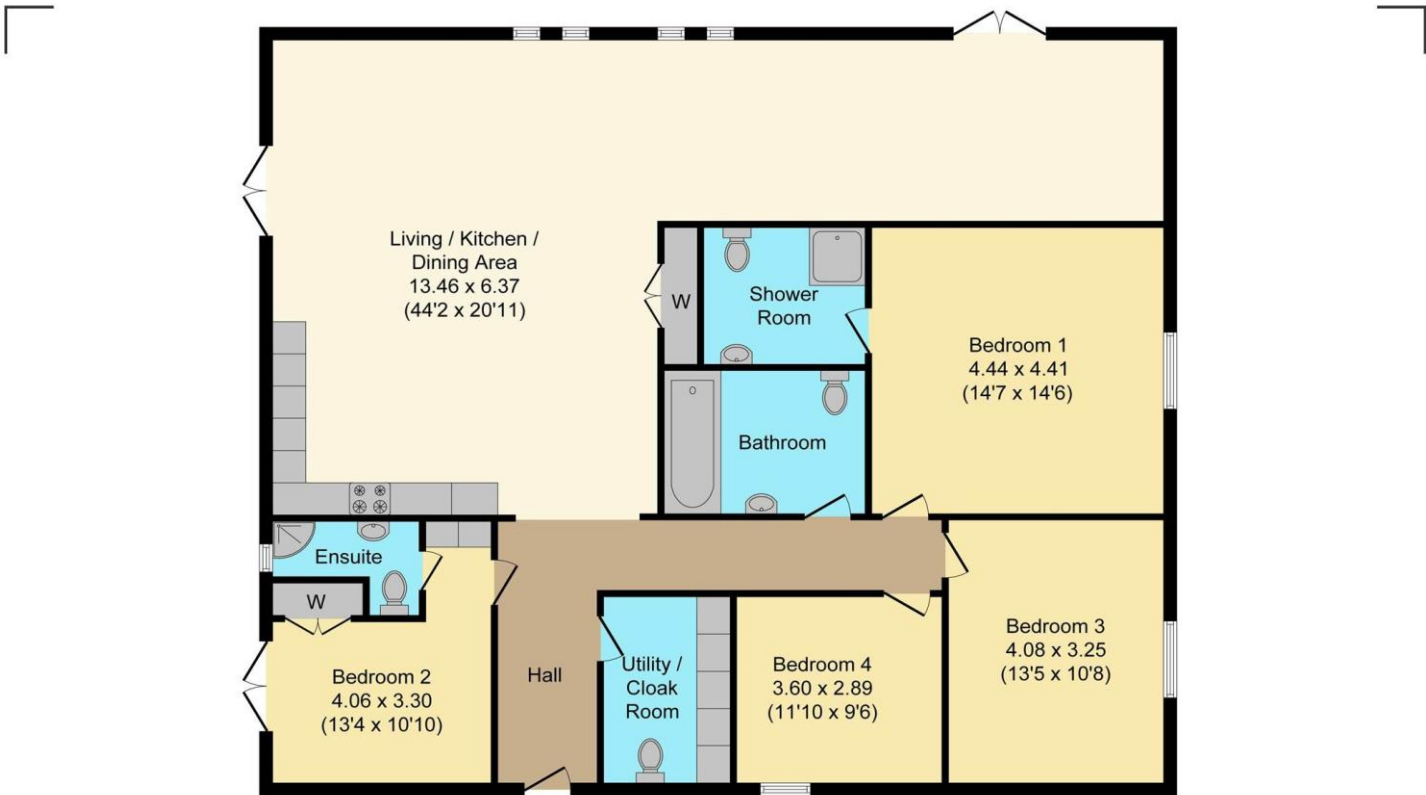
The property is approached over a shared driveway.

It benefits from a 10-year LABC warranty, underfloor heating and an electric vehicle charging point.

Starlink broadband is currently used, while BT fibre is understood to be available.

The property is currently rated EPC A and falls within Council Tax Band C.

Prospective purchasers should verify broadband availability and all relevant service information through their legal representative.



Ground Floor
Floor area 173.0 sq.m. (1862.15 sq.ft.)

Total floor area: 173.0 sq.m. (1862.15 sq.ft.)
This floor plan is for illustrative purpose only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed. They cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io







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Area Information

Umberleigh is a small village located in the county of Devon, England. It is situated on the River Taw and is surrounded by beautiful countryside. Umberleigh is also home to a number of historic buildings, including the 13th-century St. Mary's Church.

One of the main attractions of Umberleigh is the River Taw, which runs through the village. The river is a popular spot for fishing and boating. The surrounding countryside is also popular with walkers and hikers, with many scenic trails and footpaths to explore.

Umberleigh is a small but vibrant community, with a strong sense of community spirit. The village hosts a number of events throughout the year, including a popular annual carnival and a Christmas market. There are also several local clubs and societies, including a cricket club and a gardening club, which provide opportunities for residents to get involved in community activities. Overall, Umberleigh is a charming and welcoming village that offers visitors a taste of traditional Devonshire life.

Directions

What3words: ///according.questions.edits

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50-£300 depending on the company and individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

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Score	Energy rating	Current	Potential
92+	A	94 A	94 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

