



# Colestocks Barns

East Devon



# Five outstanding characterful homes located in a quiet rural hamlet in East Devon

Situated in the small rural hamlet of Colestocks, a short distance from the thriving village of Payhembury; these unique homes have been honed from the former farmhouse, cottage and barns of Colestocks Farm. Enhancing the distinctive appeal of these traditional buildings with modern and imaginatively designed finishes, these wonderful residences are formed around a beautiful courtyard. The properties are conveniently situated with easy access to the A30, M5, mainline railway stations and market towns of Honiton and Ottery St Mary.

Colestocks Barns offers a unique opportunity to enjoy a glorious rural lifestyle and modern conveniences. All five homes have been refurbished and converted using an abundance of solid natural materials to enhance their feeling of quality and prestige.





## Getting to know the area

Nestled amidst beautiful undulating countryside synonymous with rural Devon and yet only minutes from the A30 and a mainline rail station, Colestocks is a haven for both the country lover and rural commuter alike.

The village of Payhembury about  $\frac{3}{4}$  mile to the north offers a community run shop, Parish church, welcoming public house and the recently built village hall supported by a thriving community with a wide range of clubs, groups and societies. There is a strong sense of 'family' with many activities centred on the richly praised Church of England primary school.

Feniton, just over  $\frac{3}{4}$  mile to the south, is a larger village hosting a Church of England primary school rated as 'Outstanding' by Ofsted, a large convenience store, pizza parlour, hairdressers and a mainline railway station from Exeter - London (Waterloo).

The small town of Ottery St Mary is just a few miles to the south serviced by a range of facilities including the much revered King's Secondary School.

Honiton to the east has a rich traditional heritage and is renowned as a centre for antiques with particular historic connections to fine lace. A bustling market takes place weekly along its broad high street and the town offers a range of specialist independent shops and facilities including a community hospital.



# Beautiful Devon

Recently voted by Country Life as being the best place in the country, Devon's virtues are clear. With sandy beaches in the North and South, the rugged moors of Dartmoor and Exmoor, historic towns and rolling countryside abound.

Alongside the two National Parks there are numerous Areas of Outstanding Natural Beauty including the nearby Blackdown Hills.

England's first World Heritage Site, the internationally renowned Jurassic Coast is within a short drive to the South, with glorious golden beaches, historic fishing villages and quaint harbours.

Exeter, the regions capital city, offers a thriving social scene with a rich and vibrant cultural heritage flowing through its narrow streets, spectacular Cathedral and array of museums and galleries.

The High Street and Princesshay shopping centre play host to many of the nation's much loved retail brands, including a John Lewis department store, as well as individual boutique stores. There is a diverse wealth of colourful restaurants, cafes and bars set in the centre alongside Gandy Street and the historic Quayside.

Exeter offers some of the finest educational establishments in the country, including a selection of state and private schools and a world class University.



## Getting about easily

Despite the picturesque and peaceful surroundings Payhembury is wonderfully positioned with superb transport links to the city, coast and country.

The A30 to the south and M5 to the North provide Devon with fast and efficient travel across the county and seamlessly links to the national road network.

The neighbouring village of Feniton hosts a mainline rail station on the Exeter to London Waterloo line, whilst a direct service from Penzance to London Paddington is offered via Tiverton Parkway station to the North.

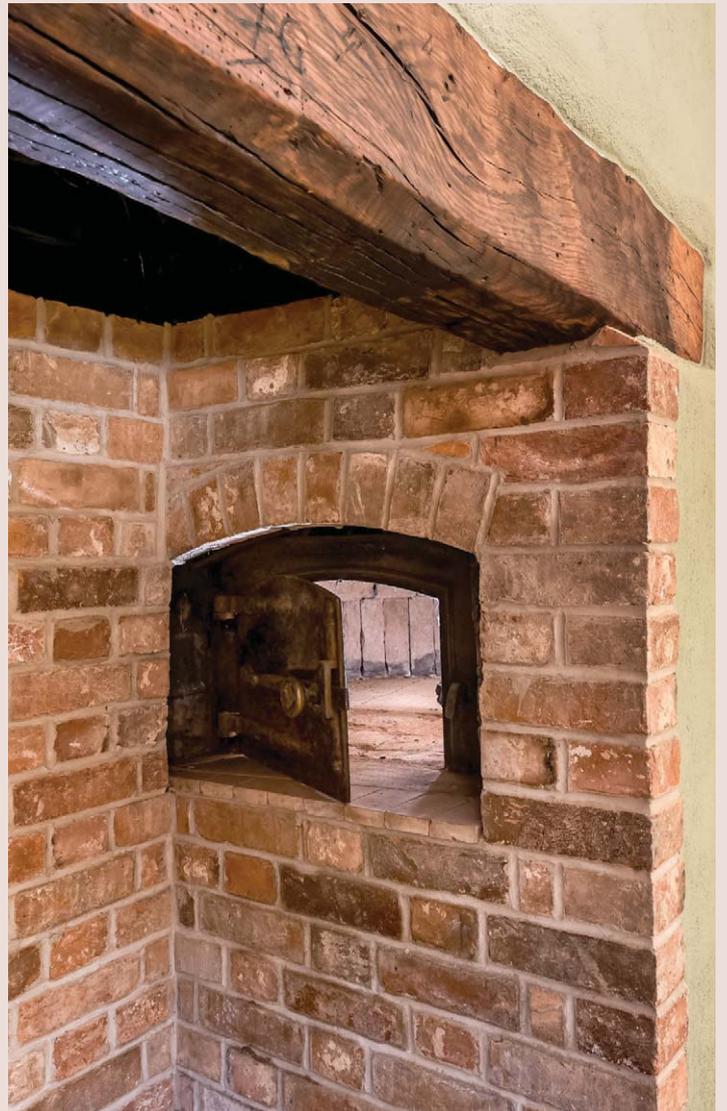
For travel further afield, Exeter International Airport offers a range of domestic and international flights to an ever increasing range of destinations.



# Development Philosophy

Slade Properties is an established family enterprise specialising in the concept and development of bespoke high quality homes throughout the beautiful East Devon area.

Built to compliment the traditional and historic heritage of the existing and surrounding buildings Colestocks Barns incorporates carefully sourced natural materials, fashioned by local craftsmen, harmoniously blended with the best of contemporary design to create a luxurious and aspirational living environment.



# The Granary

Converted from the original granary barn this spacious brick barn conversion has a wonderful outlook to the South West over the gardens and paddock beyond.

- 4 Bedrooms (2 en suites and family bathroom)
- Kitchen/breakfast room
- Dining room and Living room
- Utility, WC and Store
- 1,160 sq ft Outbuilding and Paddock
- In all extending to approximately 1 acre



# The Granary

Approx. Gross Internal Floor Area  
194.7 Sq Metres 2096 Sq Ft (Excludes outbuilding)



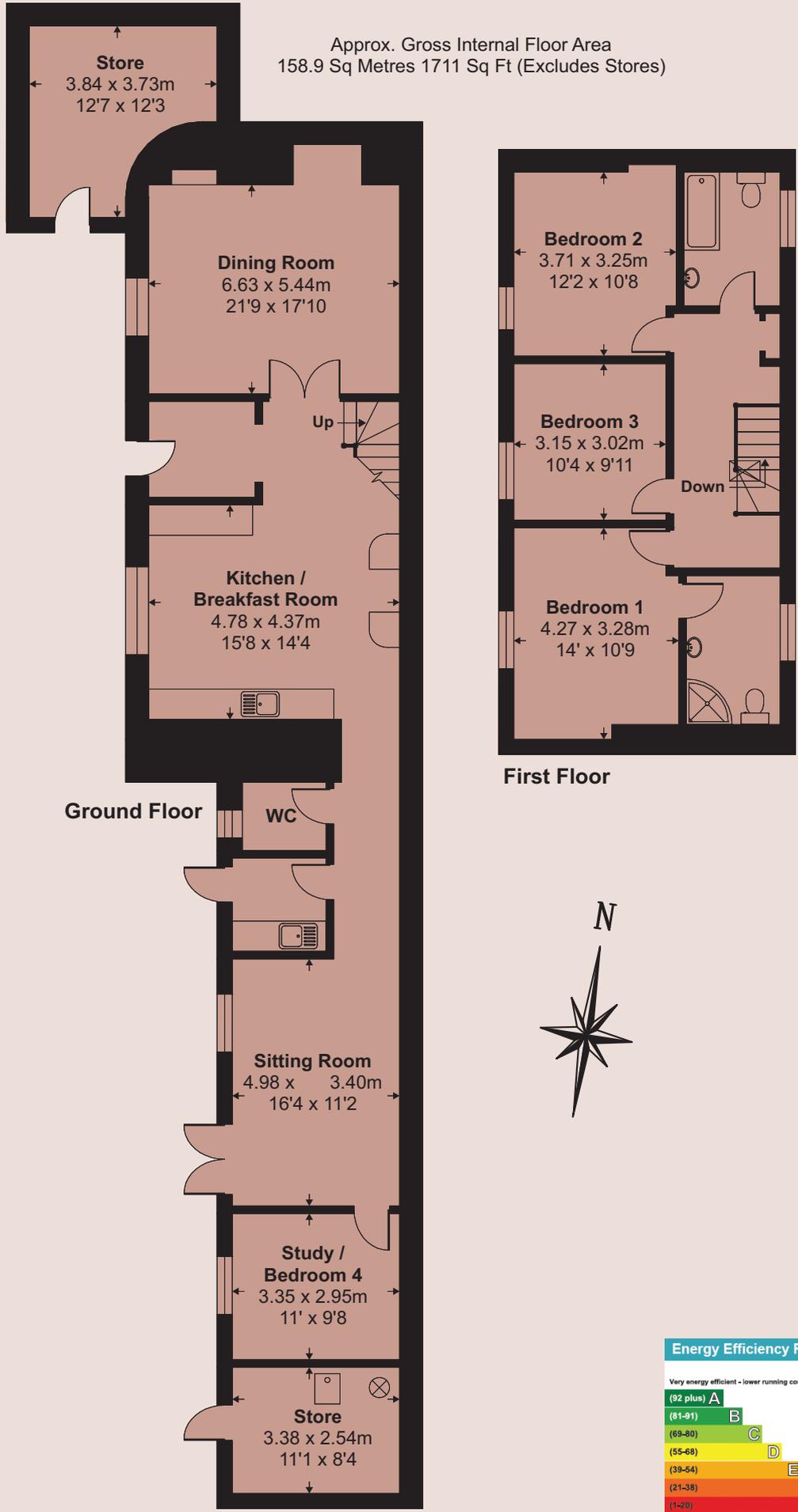
# The Farmhouse

A characterful former farmhouse, set within the courtyard has been extensively refurbished enhancing some of the original cruck beams and cob walls, whilst combining modern levels of insulation and fittings with traditional methods such as the lime plastering.

- 4 Double bedrooms (1 en suite and family bathroom)
- Large kitchen/breakfast room
- Dining room and sitting room
- Utility, WC and 2 store rooms



# The Farmhouse



For identification purposes only. Not to scale

| Energy Efficiency Rating                    |  | Current | Potential |
|---|--|---------|-----------|
| Very energy efficient - lower running costs |  |         |           |
| (92 plus) A                                 |  |         |           |
| (81-91) B                                   |  |         |           |
| (69-80) C                                   |  |         | 77        |
| (55-68) D                                   |  |         |           |
| (39-54) E                                   |  |         |           |
| (21-38) F                                   |  | 36      |           |
| (1-20) G                                    |  |         |           |
| Not energy efficient - higher running costs |  |         |           |

# The Cottage

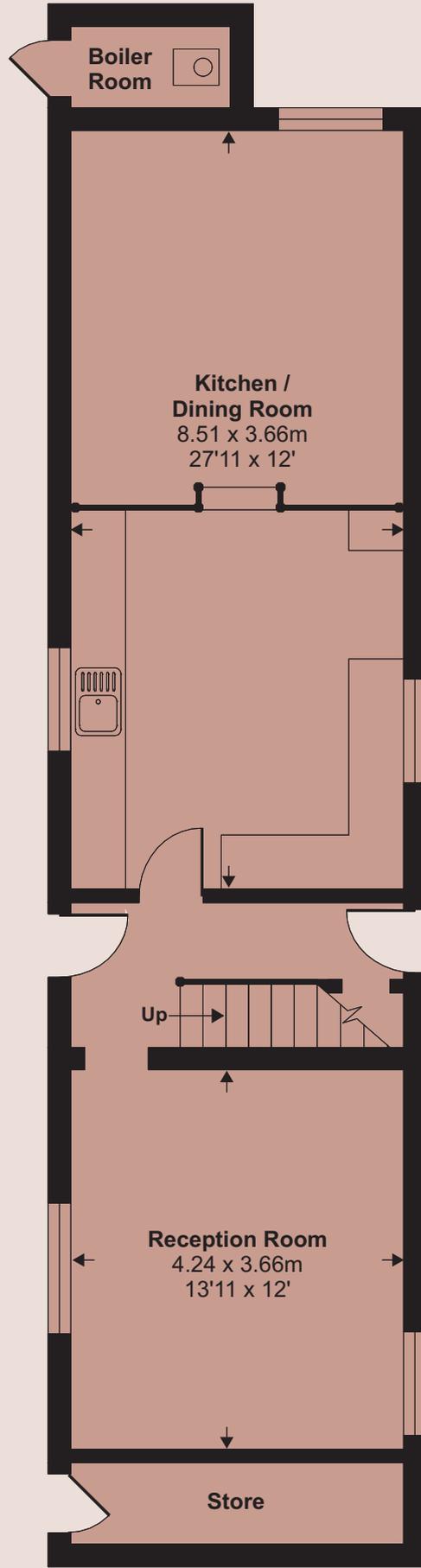
Formerly the workers cottage to the farm, this unique cottage has rendered elevations under a slate roof as well as a southerly aspect into the courtyard. There is a wonderful open plan kitchen/dining room with a separate family room and double bedrooms.

- 2 Double bedrooms and family bathroom
- Open plan kitchen/dining room
- Family room
- WC and Store

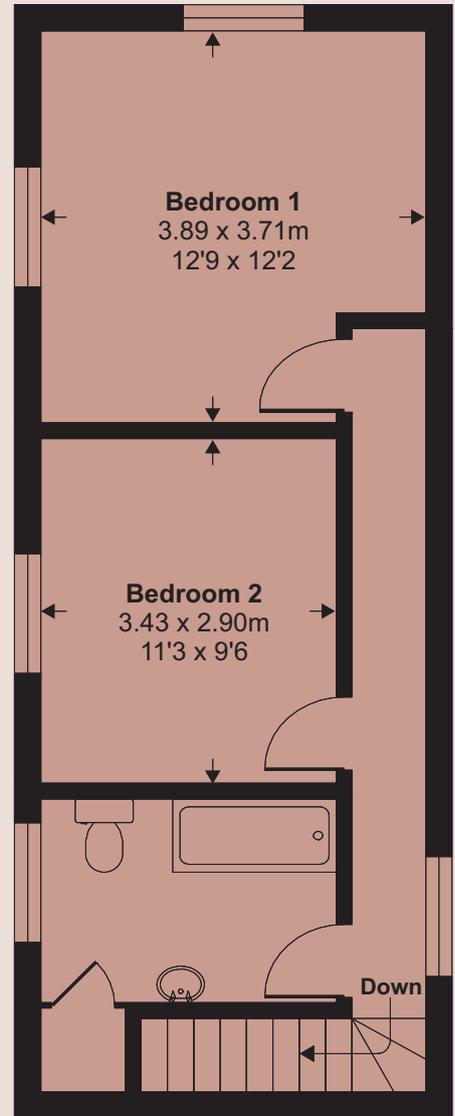


# The Cottage

Approx. Gross Internal Floor Area  
93.1 Sq Metres 1003 Sq Ft (Excludes Store & Boiler Room)



**Ground Floor**



**First Floor**



| Energy Efficiency Rating                    |  | Current | Potential |
|---|--|---------|-----------|
| Very energy efficient - lower running costs |  |         |           |
| (92 plus) <b>A</b>                          |  |         |           |
| (81-91) <b>B</b>                            |  |         |           |
| (69-80) <b>C</b>                            |  |         |           |
| (55-68) <b>D</b>                            |  |         |           |
| (39-54) <b>E</b>                            |  |         |           |
| (21-38) <b>F</b>                            |  | 33      | 57        |
| (1-20) <b>G</b>                             |  |         |           |
| Not energy efficient - higher running costs |  |         |           |

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# The Shippon

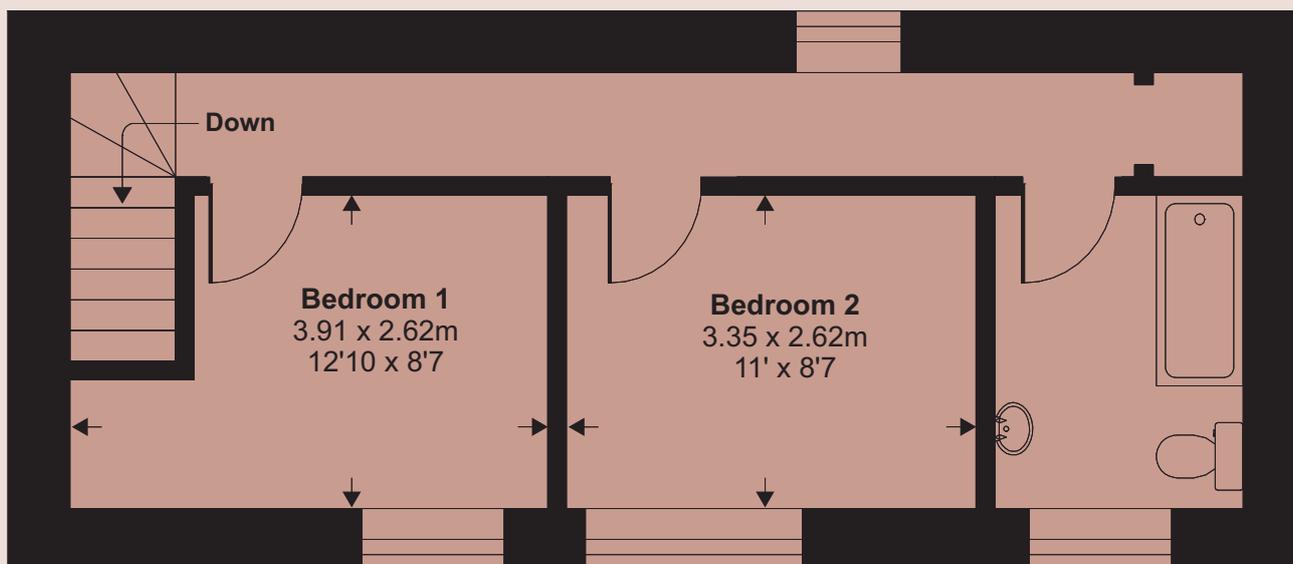
As the name might suggest this was the former cow shed where the cows were milked. Forming the southern part of the courtyard this stone and brick barn has been converted with an open plan living space and 2 bedrooms on the first floor.

- 2 Double bedrooms and family bathroom
- Open plan kitchen/living room
- Separate downstairs WC



# The Shippon

Approx. Gross Internal Floor Area  
71.7 Sq Metres 772 Sq Ft



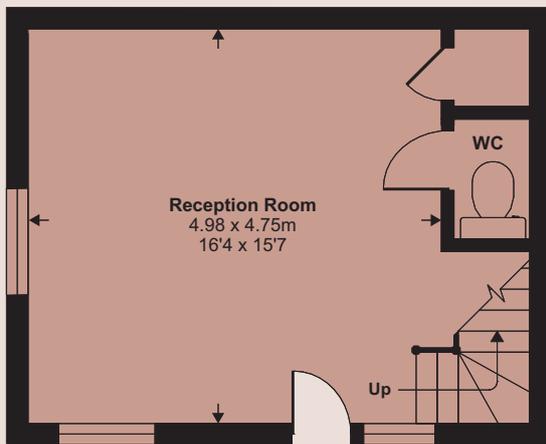
## Ground Floor

# Orchard Barn

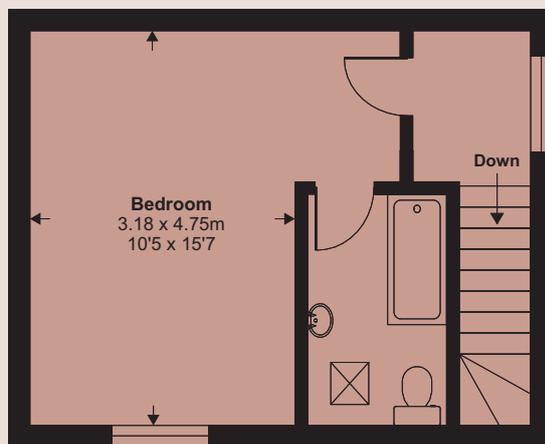
The last of the conversions within the courtyard, Orchard Barn is faced with predominately reclaimed brick and has a westerly outlook with sunny enclosed courtyard.

- 1 Double bedroom with en suite
- Open plan kitchen/living room
- Separate downstairs WC

Approx. Gross Internal Floor Area  
57.5 Sq Metres 620 Sq Ft



Ground Floor



First Floor

For identification purposes only. Not to scale



## Specification

Behind the lovingly crafted traditional façade, the layout and specification is very much befitting of a modern contemporary 21st century home.

Well-proportioned and thoughtfully laid out rooms make the most of the available natural light coupled with indulgent kitchens and bathrooms.

Highly insulated and fitted with individual oil boilers, under floor heating and timber double glazed windows.

## The Grounds

The outside space is slightly different for each property, with each having their own individual outlook. Landscaped gardens or paved terraces have been carefully designed and planted providing a stylish low maintenance space to enjoy. The communal space includes parking for several cars, a small orchard and the access and turning to the courtyard. There is an option to purchase approximately 1 acre of the adjoining field, price to be negotiated.

- Solid Quartz paving to the courtyard
- Sandstone paving to gardens
- Large tarmac parking area away from properties.



# The Rooms

|                                |  |
|--------------------------------|--|
| <b>Kitchen / Dining:</b>       | Granite Worktops in the Farmhouse and Granary, Laminate tops within the Cottage, Shippon and Orchard Barn<br><br>Porcelain tiled floors<br><br>Rangemaster cooker, integrated appliances including microwave, cookers and fridge                   |
| <b>Reception Rooms:</b>        | Semi-open plan<br><br>Fitted wood burner, by Stovax in the farmhouse   |
| <b>Utility Rooms:</b>          | The Farmhouse and Granary are fitted with a range of units, granite worktops and space for washing machine.  |
| <b>Bedrooms:</b>               | Individual primarily double rooms<br><br>Bathrooms and En suites<br><br>Family Bathrooms with Bath, WC and wash hand basins<br><br>En suite showers to Principal Bedrooms<br><br>Vitra Serenada sanitary ware<br><br>Italian tiled floor and walls |
| <b>Architects Certificate:</b> | 6 years  |
| <b>Tenure:</b>                 | Freehold   |
| <b>Services:</b>               | Mains water, drainage and electricity. The Granary is fitted with an air source heat unit, the other homes have oil fired central heating.   |
| <b>Postcode:</b>               | EX14 3JR   |





Colestocks

90.5m

Payhembury

Orchard Close

The Forge

Letter Box

Stomorage

Feniton

Colestocks House

Cottage

Farhouse

Orchard

Granary

Shippon

Colestocks Cottage

in Elms

Greys

Colwood

91.7m

Parking

FW

Talaton

Granary - Outbuilding

CH

0m 10m 20m 30m



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