gth



Triffords Barton

Wilmington - Honiton - Devon











TRIFFORDS BARTON

Wilmington - Honiton - Devon - EX14 9JT

Wilmington 1.1 miles, Honiton 4.6 miles, Exeter 21.8 miles



A charming and beautifully presented detached home with a 1 bedroom annexe, complemented by an excellent range of outbuildings and adjoining pasture land. In all extending to approximately 4.08 acres

Offers in excess of £869,000

3 4/5 3 360.5 sq. m

Viewing by appointment only through the Sole agents:

Greenslade Taylor Hunt, 111 High Street, Honiton, EX14 1LS

Tel: 01404 46222 Email: residential.honiton@gth.net

INTRODUCTION

Triffords Barton is a stunning and picturesque property offering the perfect blend of rural charm and character, while providing excellent residential, equestrian, and amenity appeal. Complementing the main family home is an adjoining one-bedroom annexe, ideal for extended family, guest accommodation, or with potential to generate ancillary income.

DESCRIPTION

Triffords Barton is a distinguished barn conversion full of charm and character, offering elegant and beautifully presented accommodation throughout. Traditionally constructed with attractive flint-stone elevations beneath a tiled roof, the property combines timeless style with modern comfort, further enhanced by hardwood-effect UPVC double-glazed windows and doors.

The accommodation is particularly impressive, with the 28' lounge providing a superb principal reception room, complemented by a wood burning stove creating a warm and inviting atmosphere. The interior includes many noteworthy features such as handmade solid oak internal doors, a wood floor through the dining room and entrance hall, and a large country kitchen fitted with polished granite work surfaces and a slate floor. The kitchen also benefits from both an Oil-fired AGA range and the comfort and efficiency of an Air-Source Heat Pump (located in the utility room) which provides heating throughout the home.

Adding to the residential appeal is the adjoining one-bedroom annexe, ideal for extended family, guests, or potential as ancillary income.

A further asset to the property is the detached single-storey garage building, which incorporates a spacious double garage, workshop/ office, utility cloakroom and a small stable.







This versatile building may offer potential for alternative uses, subject to obtaining the necessary planning consents.

The property is additionally enhanced by fitted solar panels contributing to energy efficiency and reduced running costs.

Agents Note: Full details of solar panel income are available from the agents upon request.



OUTSIDE

The property is approached over a private drive —shared with two neighbouring properties— over which it enjoys a right of access. The drive crosses a charming stream before sweeping upwards towards the house, culminating in a generous gravelled parking area. To the front of the property, a five-bar gate opens onto an additional tarmac parking area, providing further practical space for vehicles.

The beautifully private gardens, lying principally to the south of the property, are a notable highlight. They are arranged as attractive lawns framed by low stone walls and well-maintained flower and shrub borders. A paved terrace offers an ideal setting for al fresco dining, complemented by ornamental fountains and steps leading to additional areas of the extensive, well stocked gardens.

A gravelled pathway—interspersed with attractive planting—leads to a detached summerhouse (18' x 23').

From the paved terrace adjacent to the house, broad steps descend to a further area of garden featuring a pond, and a variety of specimen trees including Willow, Oak, Alder and young Horse Chestnut. This area is bordered by the Umborne Brook, enhancing the natural charm and tranquillity of the setting.

Furthermore, a small apple orchard provides a variety of cider, dessert and cooking apples together with a few pear trees and a young cherry tree.

A spacious steel-framed carport provides covered parking for at least two vehicles and equipment whilst also providing a useful storage and working area in all weathers.

The property also benefits from two paddocks, situated primarily to the south and south-west of the dwelling. One parcel incorporates a field shelter and woodstore and is considered to offer appeal to those potential purchasers with equestrian use or those seeking smallholding or lifestyle potential.

SITUATION

Triffords Barton enjoys an appealing rural position between the thriving market towns of Honiton and Axminster. Set back from the A35 main road in a sheltered position surrounded by open fields and two other dwellings, the property benefits from attractive countryside views within the East Devon National Landscape, an area renowned for its striking scenery, rolling countryside and rich biodiversity.

The property is situated approximately 1 mile to the south east of the small village of Wilmington whilst the market town of Honiton lies approximately 4.5 miles distant and offers a wide selection of shops, cafés and restaurants together with a mainline railway station with services to London Waterloo.

Further afield, the Cathedral City of Exeter, approximately 21 miles to the west, provides a comprehensive range of commercial, educational and recreational facilities. As a major regional centre,

Exeter offers extensive shopping, cultural attractions, sporting venues, and a wide choice of educational establishments.

To the south lies the Jurassic Coast, a World Heritage Site, with pretty coastal towns and villages such as Lyme Regis, Seaton, Sidmouth, Branscombe and Beer.

Despite its rural setting, Triffords Barton enjoys excellent accessibility onto the A35 with the A30 also being accessed at Honiton, providing swift links to the wider region, while the M5 motorway is accessible at Junction 25 (Taunton). International travel is also convenient, with airports at Exeter and Bristol both within comfortable reach.



SERVICES

We understand the property benefits from Air Source Heat Pump Central Heating, Solar panels, private water, mains electricity and private drainage (Treatment Plant) .

OUTGOINGS

East Devon District Council Tax: Triffords Barton – Band F
The Annexe - Band A

DIRECTIONS

What3words:// huts.myth.beams

From Honiton, take the A35 towards Axminster, continuing through Wilmington. As the road rises, before the railway bridge, turn right at the Triffords sign. Follow the drive crossing the Umborne Bridge and continue to the end where Triffords Barton is situated on the left hand side.

ADDITIONAL INFORMATION

Broadband: Broadband is understood to be available – Basic understood to be 12 Mbps.

Mobile Coverage: Available via EE, O2, THREE & VODAFONE. For an indication of specific speed and supply or coverage in the area we recommend contacting your own provider.

Flooding: The property is in an area at a very low risk of flooding.









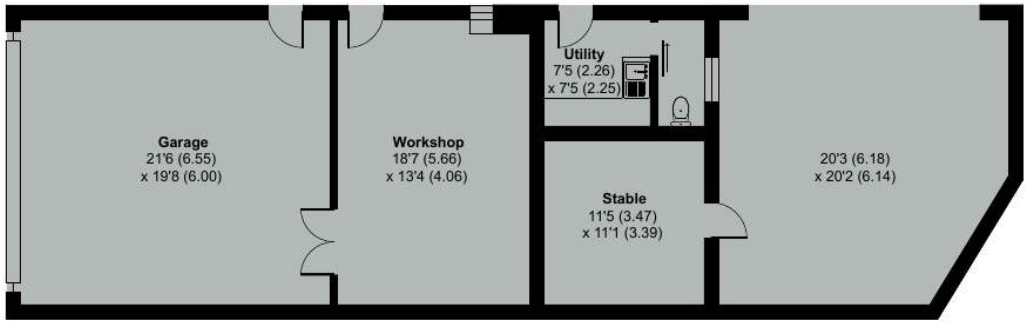




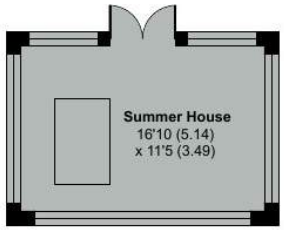
Triffords Barton Wilmington, Honiton, Devon, EX14 9JT

Approximate Area = 2188 sq ft / 203.2 sq m
Limited Use Area(s) = 34 sq ft / 3.1 sq m
Annexe = 584 sq ft / 54.2 sq m
Garage = 698 sq ft / 64.8 sq m
Outbuilding = 787 sq ft / 73.1 sq m
Total = 4291 sq ft / 398.4 sq m
For identification only - Not to scale

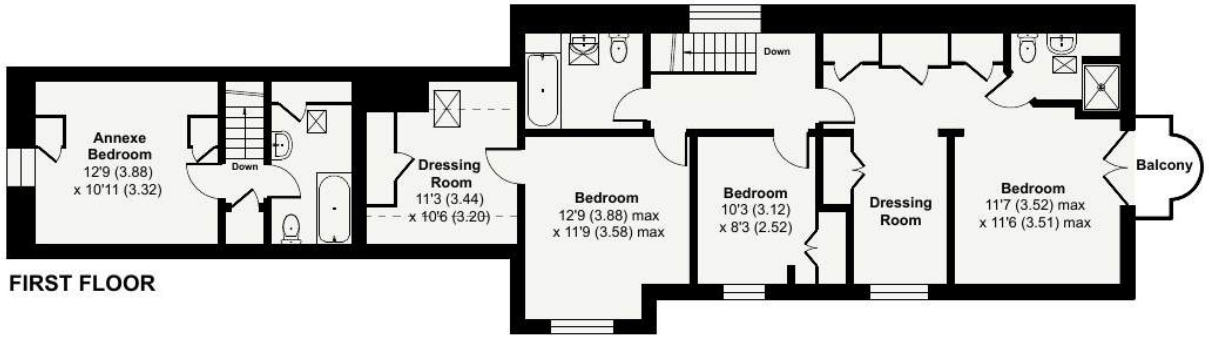
Denotes restricted head height



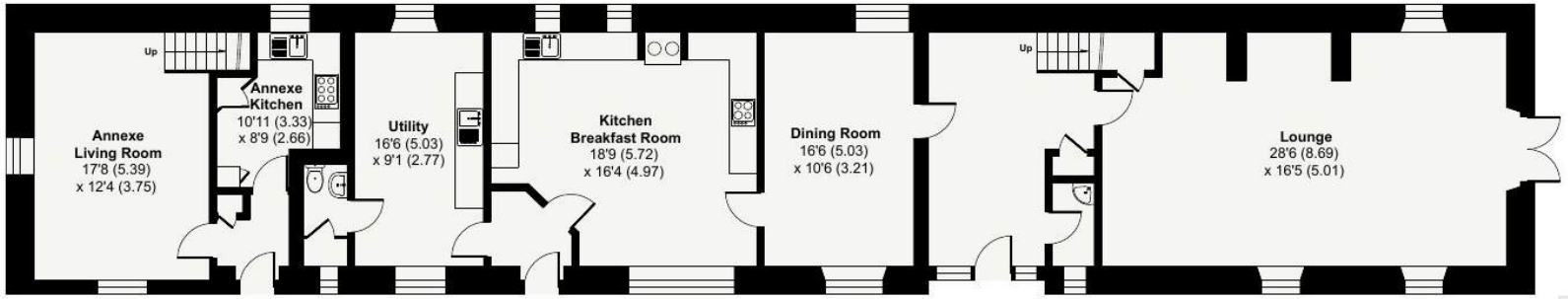
ANNEXE



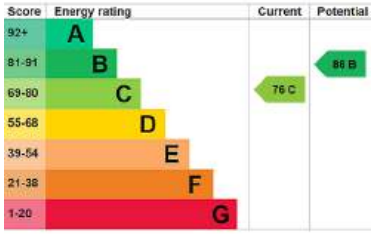
OUTBUILDING



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Greenslade Taylor Hunt. REF: 1447617

IMPORTANT NOTICE

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