

1 THE OLD DAIRY

gth

PAYHEMBURY, HONITON





1 The Old Dairy, Barrow Road, Payhembury, Honiton, Devon EX14 3HX

Honiton 5.9 miles, Cullompton 7.3 miles, Exeter 15.4 miles

1 4 3 217 sq.m

A contemporary country sanctuary further improved by the current vendor. Where light, space and landscape come together beautifully.

Freehold

Guide Price £900,000

DESCRIPTION

A contemporary country sanctuary where light, space and landscape come together beautifully.

A HOME THAT INVITES YOU TO BREATHE

There are houses you walk into, and there are houses you *exhale* into. 1 The Old Dairy is firmly the latter—an uplifting, light filled barn conversion that feels effortlessly calm from the moment you arrive. Set within a small, exclusive collection of quality homes on a quiet East Devon lane, it offers the rare blend of rural tranquillity and refined contemporary design.

This is a place to slow down, to reconnect, to enjoy the rhythm of countryside living without sacrificing comfort or style.

ARCHITECTURE THAT FEELS GOOD TO LIVE IN

Converted by a respected design and build firm known for crafting exceptional country homes, The Old Dairy is all about clean lines, natural light, and effortless comfort.

- Striking modern barn architecture softened by rural views.
- Expansive glazing that frames the landscape like artwork.
- High pitched ceilings that lift the spirit.
- Underfloor heating powered by an air source heat pump.
- MVHR system for fresh, balanced air year round. Every detail has been considered to create a home that is both beautiful and brilliantly efficient.

THE HEART OF THE HOME

The ground floor flows with a sense of openness and ease—perfect for relaxed family living or hosting friends long into the evening.

The kitchen is a showpiece of contemporary design:

- Quartz worksurfaces
- Premium NEFF appliances
- Elica induction hob with downdraft extraction
- Quooker tap

Seamless integration and clean, modern lines

The triple aspect living space is bathed in natural light, with sliding doors opening onto the terrace—ideal for summer gatherings, morning coffee, or simply watching the seasons shift across the countryside.

A HAVEN TO RETREAT TO

Upstairs, the current owner has enhanced the property using the same architect and builder and created an extra luxurious master suite—a peaceful sanctuary with dressing room and elegant ensuite. Three further double bedrooms offer comfort and flexibility, with stylish bathrooms finished in porcelain and ceramic tiles, quality vanity units, and Mira showers.

It's a home that adapts beautifully to family life, visiting guests, or the desire for dedicated work or hobby spaces.

GROUNDS THAT FEEL LIKE YOUR OWN PRIVATE WORLD

Set within approximately 0.37 acres, the grounds are designed for both enjoyment and ease. Landscaped lawns, sun soaked terraces, and a small paddock create a sense of openness and privacy, with countryside views that stretch out gently beyond the boundary.

A private gated entrance, ample parking, and a recently built double garage complete the picture—practicality wrapped in quiet luxury.

A PLACE TO LIVE WELL

1 The Old Dairy is more than a home—it's a lifestyle. A chance to embrace rural living without compromise. A place where mornings feel brighter, evenings feel slower, and life feels a little more grounded.

Offered **with no onward chain**, this exceptional property is ready for its next chapter.

SERVICES & OUTGOINGS

We understand that mains water, mains electric and Private sewage treatment plant are connected to the property. Warranty: ABC+ Ten Year Structural Warranty until September 2030

Council Tax: East Devon district council - Tax band E.



SITUATION

Payhembury is the kind of village people dream of finding—warm, welcoming, and wonderfully alive with community spirit. Morning coffee from the village shop, school runs to the highly regarded primary, a stroll to the Six Bells for supper, and a calendar dotted with local events and clubs. Just a short drive away, Ottery St Mary expands your world with independent shops, cafés, and the prestigious King's School. And when you need to go further, the A30 and M5 open up the region with ease.

DIRECTIONS

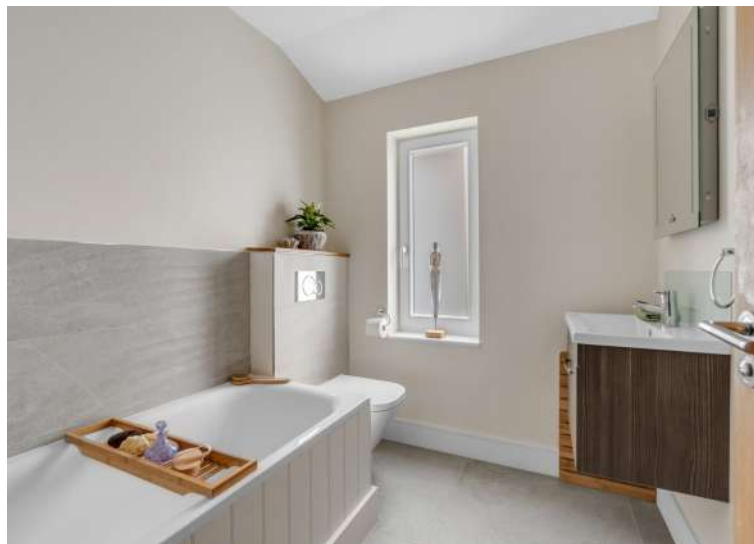
What3words:// knowledge.lonely.elect

ADDITIONAL INFORMATION

Broadband: Broadband is available- Basic 14 Mbps, Ultrafast 950 Mbps.

Mobile Coverage: Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds 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 from flooding.



VIEWING

Strictly by appointment with the agents

Greenslade Taylor Hunt.

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GREENSLADE TAYLOR HUNT
www.gth.net

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Total Area: 217.5 m² 2341 ft²

This floor plan is for illustrative purposes only and is not to scale. All measurements are approximate and should not be relied upon. While every effort has been made to ensure accuracy, no responsibility is taken for any errors, omissions, or misstatements.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	85 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.

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