



  
DIXONS ESTATE

**Whimble, Exeter, Devon, EX5**

**Offers Over: £1,100,000**

*Freehold*

# Whimble, Exeter, Devon, EX5

Dating back to the mid-1600s, Little Churchill Barn is a substantial and versatile residence, boasting stone and rendered elevations beneath a slate roof. Originally converted in the late 1980s, the property has been thoughtfully modernized and extended by the current owners and is now a large four bedroom family home, with an adjoining two bedroom annexe and double garage. It enjoys a serene and private setting with panoramic rural views.

The main house offers approximately 2,866 sq ft of elegantly appointed accommodation across two floors. The ground floor features a charming kitchen/breakfast room with an Aga, a dining room with a fireplace and bi-folding doors opening onto a terrace that overlooks the gardens, a reception hall with an adjoining study, a staircase to the first floor, and a ground-floor shower room.

The sitting room is equally inviting, with a fireplace and French doors that open to the gardens. On the first floor, the principal bedroom suite, guest bedroom suite, two additional bedrooms, and a landing with an airing cupboard offer spacious and comfortable living.

The annexe, which can be independently rented, has its own access via the side of the garage. It comprises a ground-floor bedroom, a first-floor bedroom, a shower room, and a kitchen/living space on the first floor with a large window offering scenic views of the surrounding landscape.

A stable block with a turnout yard is situated to the left of the drive as you approach the house and garden. The grounds, extending to the north and west of the house and annexe, feature expansive lawns, terraces, and a substantial parking and turning area with space for several vehicles. Additionally, there is a 40m x 20m sand school on the northern boundary.

The double garage includes a carport/tractor store on the side, and there is an area for a kitchen garden and additional garden storage buildings between the garage/annexe building and the sand school. EPC: D

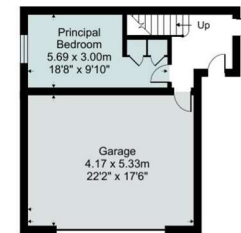
## Whimble, Exeter, EX5 2PE

Approximate Area = 2866 sq ft / 266.3 sq m  
Annexe / Garage = 1212 sq ft / 112.6 sq m  
Total = 4078 sq ft / 378.9 sq m

For identification only - Not to scale



Annexe - First floor



Annexe - Ground floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023. Produced for Savills (UK) Limited. REF: 966762









### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## Pilkington Estates - Plymouth

Third Floor  
Unit 7  
Sutton Harbour  
Plymouth  
Devon  
PL4 0DN

T: 01752 729777

E: [jon@pilkingtonestates.co.uk](mailto:jon@pilkingtonestates.co.uk)

[www.pilkingtonestates.co.uk](http://www.pilkingtonestates.co.uk)

Jet Software Ltd. Registered in England and Wales - 15464498  
Registered Office: Third Floor 67-74 Saffron Hill, London, EC1N 8QX

### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.