



# Spectacular Detached Property

The Linhay Stevenstone, Torrington, EX38 7HY

£850,000



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# Pretty Detached Barn Conversion in Secluded Location - 2.5 Acres

The Linhay Stevenstone, Torrington, EX38 7HY



The Linhay is a highly attractive detached property surrounded by its own gardens and grounds of about 2.5 acres. Formerly a barn conversion, now beautifully appointed with spacious light and airy accommodation. Set on the periphery of the Stevenstone Hamlet within a popular close nit neighbourhood, its private and quiet situation will appeal to a vast range of purchasers.

The property is approached over a sweeping level driveway, at the end of which you will find ample parking and garage storage space. The properties approach is all within the appeal, its tree lined driveway and long established gardens give a true sense of seclusion and form part of the countryside.

Once inside the property there is an instant sense of space with a large hallway which gives way to the kitchen, lounge and lower bedrooms. Off the hall there is a very handy ground floor WC with further coat storage.

The kitchen/dining/breakfast room is a particularly good size with a range of built-in storage cupboards. For those of you that enjoy cooking and hosting this kitchen is the perfect spot to socialise with family and friends. The newly installed wood burner creates an excellent focal point to the room, whilst several windows overlook the lawn making it the ideal place for keeping an eye on your fury friends or toddlers. The kitchen flows rather well into the dining room which creates a superb spot to host social gatherings. Ideal for more formal dining this room is well proportioned and would easily seat eight people.

There is a handy utility room with a rear access, a convenient room with further worktop space and storage and an area to shut away the noise of white goods.

There is a large lounge with plenty of space to seat the whole family, alongside four spacious bedrooms and two bathrooms one of which is an ensuite. All within a truly charming, interesting and light barn conversion nestled in a private yet accessible location.

# DETAILS

The property offers the very best combination of being private and rural yet totally accessible and only moments from Torrington. The local historic market town has a vast array of amenities, known for its rich history, picturesque landscapes, and a thriving local community.

The town played a significant role in the English Civil War, giving its name in the 'Battle of Torrington' in 1646. Landmarks such as RHS Garden Rosemoor, a renowned garden managed by the Royal Horticultural Society.

More recently the town has been redeveloped and has a selection of local shops and boutiques. The town boasts a variety of dining options, including restaurants, cafes, and pubs with a variety of cuisine. The family ran bakeries are a highlight for locals.

There are many recreational facilities such as parks, sports fields, swimming pool and community centres. There is a close by school (Great Torrington) which has a good Ofsted rating. Torrington common it's a perfect spot for stretching the legs and throwing a ball for your fury friends whilst soaking in the breath taking surroundings.

There is frequent public transport and easy access to Exeter and the M5 motorway beyond. Perfect for those looking to commute for work. The North Devon coast is within easy reach with Westward- Ho! being within 30 minutes drive a renowned area for surfing with large expanse golden sandy beach.

For more information, don't delay, contact our Bideford team to arrange your viewing appointment.



## Entrance Hallway

**Kitchen Breakfast Room**  
**7.52m x 3.28m (24'8" x 10'9")**

**Dining Room** 4.98m x 3.38m (16'4" x 11'1")

## Lounge

**Utility Room** 3.5m x 2.18m (11'5" x 7'1")

## Ground Floor WC

## Lower Ground Floor

**Bedroom 1** 4.37m max x 5.1m max (14'4" max x 16'8" max)

**Ensuite** 2.5m x 1.65m (8'2" x 5'4")

**Bedroom 2** 5.1m x 3.66m (16'8" x 12'0")

**Bedroom 3** 4.75m max x 3.5m max (15'7" max x 11'5" max)

**Study** 2.95m x 2.34m (9'8" x 7'8")

**Bedroom 4** 2.8m max x 2.62m max (9'2" max x 8'7" max)

**Bathroom** 2.74m x 1.63m (8'11" x 5'4")

**Shower Room** 2m max x 1.37m max (6'6" max x 4'5" max)

**Conservatory** 5.94m x 3m max (19'5" x 9'10" max)

**External Office/Store**  
**3.45m x 2.57m (11'3" x 8'5")**



## VIEWING

By appointment through our  
**Phillips, Smith & Dunn Barnstaple office-**



With tall growing mature trees, shrubs and borders, a fenced area provides several raised fruit and vegetable beds for the keen gardener wishing to live more self-sufficiently. The current owners have a range of feathered companions from chickens to Indian runner ducks.

The Linhay gives a true sense of the North Devon Goodlife. There is a small woodland, manageable but rather handy for chopping and lopping any firewood for the winter months.

There is an access door to a very useful cellar/dry storage area running underneath the dining room/kitchen with tiled floor and light. This makes for a perfect wine cellar or additional gardening items.

The gardens and grounds total approximately two and a half acres and enjoy views over the surrounding countryside and toward the close village of St Giles.

The local authority is Torridge District Council (TDC). Services to the property are mains electric, water and private drainage. Council Tax is band F. EPC yet to be confirmed. The property is for sale Freehold.

## DIRECTIONS

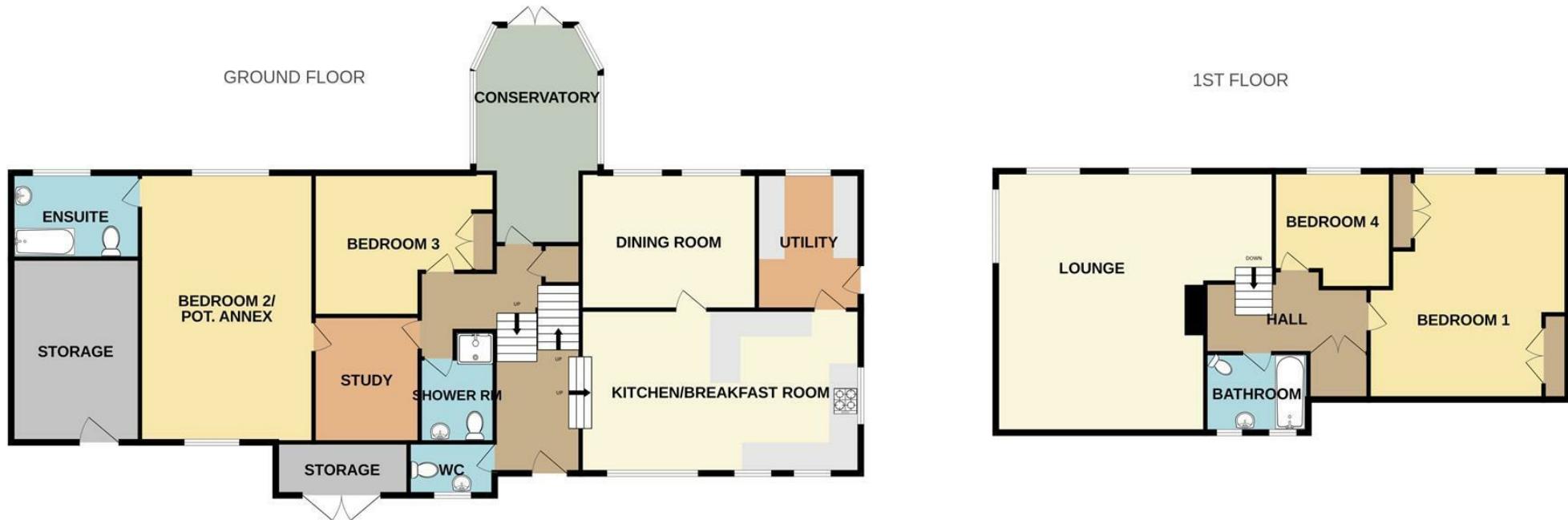
Leave Torrington on the B3227 toward South Molton. After approximately 1 mile on the bend take the right hand turning into Stevenstone Estate (marked "Private Road"). Follow the road into the centre of the "village" and opposite the main courtyard of buildings on your right, turn left onto a lane. Continue until reaching the T-junction just past Diana Farm and turn right. The entrance to The Linhay is clearly marked with a nameplate on your right.



## VIEWING

By appointment through  
Phillips Smith & Dunn,  
Bideford contacting Edward on  
01237879797 or 07772363674





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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