

Guide Price

Pretty & Spacious Barn Conversion

The Barnbrook Stoney Cross, Bideford, EX39 4PY

£650,000



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Rural Barn Conversion With 2.21 Acres Of Land - Equestrian

The Barnbrook Stoney Cross, Bideford, EX39 4PY



A highly attractive detached barn conversion which has been tastefully renovated to a wonderful standard. The property sits within its own land of around 2.21 acres which includes double garage, workshop and stabling along with a horse menage and moto-cross trail.

The property is located just outside of Stoney Cross and offers a private, peaceful and rural location aswell as just being moments from Bideford and Barnstaple by car. For those seeking a slice of the North Devon good life and looking for a property with attached land, look no further.

The barn conversion formed part of Bulworthy Farm which is a close by neighbouring property, but it is now set within its own private land with gated driveway and enclosed stock fenced setting.

The property is approached over a private driveway for Bulworthy Farm and Barnbrook and is a no through road with gated access to the Barnbrook. Once stepping inside there is a front porch with featured stonework and storage space for boots and coats.

The ground floor has been modernised and offers the best combination of barn conversion features and character, along with modern tweaks and improvements. The kitchen has a range of built-in storage cupboards ideal for those of you that enjoy home cooking.

There is plenty of storage and preparation space along with a built in corner bench seat which gives ample seating for 4 or 6 people. The open plan kitchen area provides the perfect social and entertaining space for dining and hosting family and friends.

The lounge is also of a great proportion with exposed natural stone together with a wood-burning stove, both creating a wonderful focal point to the room. Double doors lead out onto the rear garden which is perfect for summer entertaining or keeping an eye on your toddlers.

DETAILS

Upstairs, there are a selection of bedrooms the principal one being a particularly good size with a range of built in storage cupboards. Bedrooms two and three are also good similar proportions eliminating the child's age old argument over who gets the largest room. Both with built-in storage and pleasant views to the front and rear.

The bathroom has been upgraded by the current owners and now has a large shower with a low-level WC and hand wash basin with storage below. Overall the property is in a 'turnkey' condition and ready to be bought and instantly enjoyed by the new owners.

Outside there are a variety of outbuildings. The property offers an excellent equestrian facility and the land could be split into a couple of pony paddocks. There is a training menage and stable block including three stables or two and a hay/tack store. The property all in all measures to an approximate 2.21 acres of land.

The Barnbrook also has a large double garage (6.71 x 5.97) which would make an ideal workshop or perfect hobby space along with plenty of parking and turning space.

Outside there are plenty of spots to sit out perfect for entertaining with family and friends and ideal for hosting those summer barbecues, alfresco dining or morning coffees. Being rural, the garden is a haven for wildlife and enjoys all sorts of species, with wings, beaks, furs and feathers.

For those looking for a rural property with plenty of space storage and renovated to an exemplary standard, look no further contact the Bideford team for more information and to arrange your viewing appointment.

VIEWING

By appointment through our
Phillips, Smith & Dunn Bideford office-



Entrance Porch

Hallway

Kitchen Diner 4.57 x 4.45 (14'11" x 14'7")

Lounge 4.68 x 4.37 (15'4" x 14'4")

Rear Porch

WC

First Floor Landing

Bedroom 1 4.80 x 4.65 (15'8" x 15'3")

Bedroom 2 2.42 x 4.35 (7'11" x 14'3")

Bedroom 3 2.40 x 4.37 (7'10" x 14'4")

Outbuildings

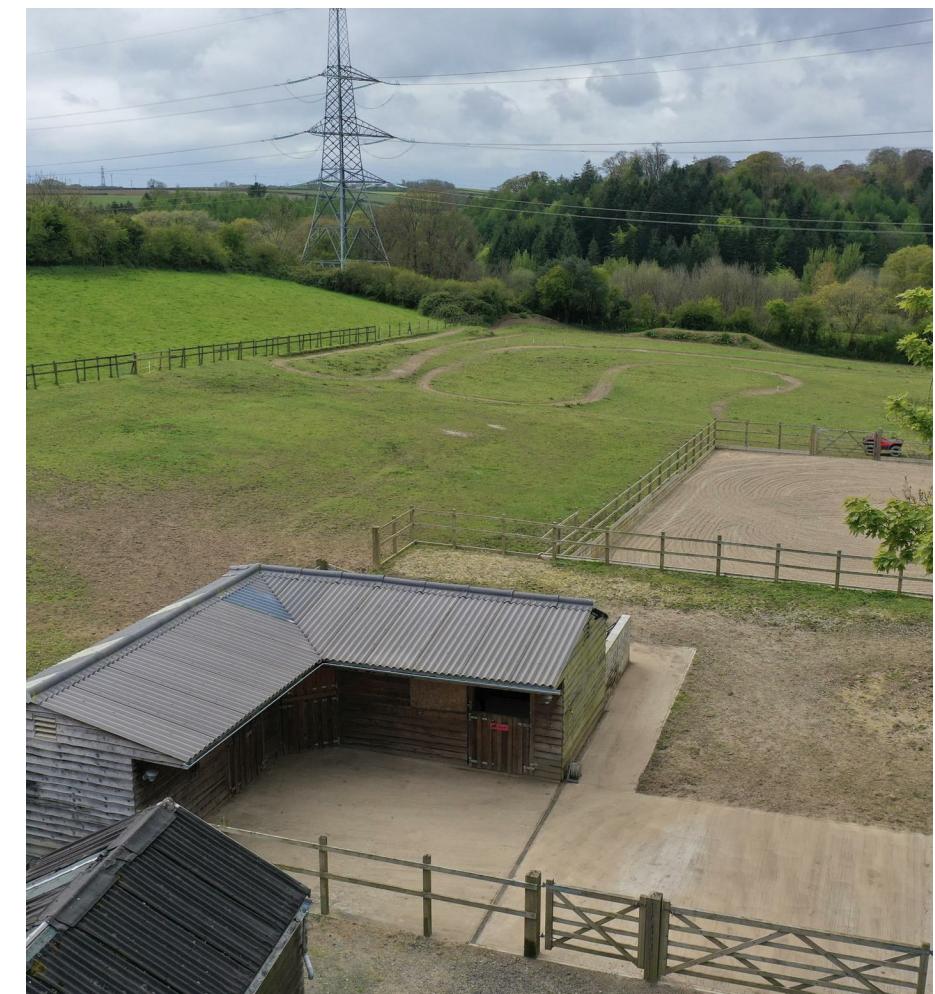
Double Garage 6.71 x 5.97 (22'0" x 19'7")

Shed 8.38 x 3.35 (27'5" x 10'11")

Stable 1 4.57 x 3.66 (14'11" x 12'0")

Stable 2 4.57 x 4.57 (14'11" x 14'11")

Stable 3 4.72 x 3.48 (15'5" x 11'5")





The property is set within a quiet hamlet called Stoney Cross which is close to Alverdiscott, located about 4.5 miles from Bideford and about 6.5 miles to Barnstaple. Located in a private and peaceful setting with only a couple of close neighbours this property offers a tranquil rural position for those looking for a slice of the Devonshire good life.

The nearby village of Newton Tracey has a well regarded (newly renovated) pub and restaurant. With plenty of breath taking scenic rural walks and beautiful country surroundings.

The Tarka Trail, a scenic walking and cycling route, winds its way through the town, offering breath taking views of the surrounding countryside. Nature lovers can venture further afield to explore the rugged coastline, sandy beaches that follow the SW costal path.

Bideford is still an active maritime port with an active estuary, historic pannier market, period properties, Burton Art Gallery and Museum. Along with comprehensive amenities, superstores, local shops, bakers, butchers and sweet shops. As well as local restaurants and national chains, excellent travel links to Barnstaple, Appledore, Westward Ho! all on a frequent bus route.

From Barnstaple there is a train station within a direct link to Exeter Central and beyond. Exeter Airport is 50 miles away. Tiverton Parkway is 42 miles. Nearest Secondary school and North Devon Campus (Petroc) are about 6 miles away.

DIRECTIONS

From Bideford Quay, with the River Torridge on your left hand side, turn left at the Old Bideford Bridge. At the next mini roundabout turn left again and continue along this road. Then take the next right into Manteo Way. Proceed up hill and at the roundabout turn left onto Alverdiscott road, staying on this road for approximately 4 miles, passing Webbery, into the hamlet of Stoney Cross. Before the road bears right take the first left passing a red telephone box. Continue up the hill for a short distance where the the initial shared driveway between Barnbrook and Bulworthy can be found at the end of the road.



VIEWING

**By appointment through
Phillips Smith & Dunn,
Phillips, Smith & Dunn Bideford
Office 01237 879797 Out of
office hours contact Edward on
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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