



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



A superbly presented 3 bedroom detached barn conversion set in its own delightful well tended gardens with a 28' Garage block and fully functioning 19' x 17' home office nestled amidst North Devon's stunning countryside



BLaK Property, 32 Bridgeland Street, Bideford, Devon, EX39 2PS  
 Sales 01237 423888 Lettings 01237 471855  
 Email [bideford@blakproperty.co.uk](mailto:bideford@blakproperty.co.uk)  
 Website [www.blakproperty.co.uk](http://www.blakproperty.co.uk)



Old Stone, Cranford, Woolsey, Bideford,  
 Devon, EX39 5QW | Guide Price £650,000

Old Stone offers spacious well planned accommodation boasting Oil fired central heating and double glazing with the addition of 4kWp of Photovoltaic Panels and 3 Solar Thermal Panels with the former having a lucrative Feed in Tarrif. Briefly the accommodation comprises: Entrance Porch, Entrance Hall, Cloakroom, 16' Lounge with Stone fireplace with Woodburning Stove, 16' Conservatory with Pitched glass roof, Utility, 16 fully fitted Kitchen with central Island Unit and integrated appliances, Vaulted Dining Room, first Floor Landing, 16' Master Bedroom and 2 further good sized bedrooms, Bathroom with 4 piece suite. Outside delightful well tended gardens with raised beds, Patio, lawn and ornamental pond. 28' x 18' Garage block with roller door and 19 x 17' home Office

The barn is nestled in some of North Devon's most attractive and un-spoilt countryside, located just 1 mile away from the traditional and popular village of Woolsery (Woolfardisworthy) with an excellent range of amenities including primary school, local shop/Post Office, garage, church, sports and community hall, superb 'Gastro Pub' and restaurant and fish and chip shop. The Barnstaple-to-Bude bus route (319) runs past the end of the lane. Bradworthy which is around 7 miles away has a fantastic variety of shops surrounding a large village square including Post Office, traditional ironmonger, butchers, general store and car garage. The property is also located close to Atlantic Academy school, award winning thatched public house & luxury hotel 'The Hoops Inn' and the rugged North Devon coastline at the historic village of Clovelly and Bucks Mills, where there is a pebbled beach and access to the South West Coast Path which offers superb walks with stunning vistas. Westward Ho! is within an easy driving distance, with its famous Pebble Ridge and sandy beach. The port and market town of Bideford is approximately 9 miles away offering a wider range of facilities including various shops, butchers, bank, bakeries, pubs and restaurants, cafes and schooling There are also 5 supermarkets and the Affinity shopping outlet and retail complex.

Directions to find: From Bideford Quay, proceed towards the A39 and take the 1st exit on the Heywood Road roundabout signposted Hartland/Bude. Continue through Horns Cross and at Bucks cross turn left and drive on towards the village of Woolsery. After leaving Bucks Cross, you will pass open fields either side and then come to Cranford, At the sharp right hand bend turn left and the entrance to Old Stone will be seen a short way along on the right.

The accommodation comprises: (All measurements are approximate)

Entrance Porch:

Entrance Hallway: Pine flooring, under stairs cupboard, radiator, half stained glass door,

Lounge: 16' 0" x 12' 1" (4.87m x 3.68m) Stone fireplace with Multifuel stove, wall light points, dado rail, bamboo flooring.

Cloakroom: 4' 6" x 4' 3" (1.37m x 1.29m) A WC with a twist! This WC comprises of the traditional Low Level WC & Wash basin together with a one penny flooring with a total of 3800 pennies glued with epoxy resin finish to the floor.

Conservatory: 16' 4" x 11' 6" (4.97m x 3.50m) With vaulted glass roof.

Utility: 11' 4" x 5' 7" (3.45m x 1.70m) Plumbing for washing machine

Kitchen: 16' 4" x 10' 10" (4.97m x 3.30m) Fitted with an excellent range of matching base and wall cupboards with central island unit with black granite worktops, integrated freezer and larder fridge, 5 ring hob and double oven, dishwasher, exposed beams, oak flooring double square paned doors to:

Vaulted Dining Room: 11' 7" x 11' 2" (3.53m x 3.40m) Double Radiator, oak flooring

First Floor Landing: Vaulted with airing cupboard with hot water cylinder.

Bedroom One: 16' 6" x 10' 0" (5.03m x 3.05m) Double aspect windows, loft access, radiator

Bedroom Two: 12' 3" x 9' 6" (3.73m x 2.89m) Double aspect windows, double radiator.

Bedroom Three: 12' 3" x 6' 6" (3.73m x 1.98m) Double radiator

Bathroom: 9' 2" x 6' 7" (2.79m x 2.01m) Fitted with a white suite comprising modern panelled bath with mixer taps wash hand basin, low level WC and shower cubicle with thermostatic shower, extractor, double radiator

Outside: The property is approached through a 5 bar gated access to a block pavior driveway providing parking for numerous cars, this fronts a triple Garage block measuring 28' x 18' with roller doors, power and light connected on top of which are and array of 4kWp Solar Photovoltaic panels with a Feed In Tarriff. The current owners pay on average around £63 a month for their electric bill. There is also a separate garage which is fully insulated with light and power connected. This could be used as additional storage. The Gardens extend to 0.24 of an acre and are mainly laid to lawn, with raised beds and ornamental pond, patio, decking area with well and pump. There is a fully functioning detached Office measuring 19'5 x 17'9 with power LED lights, broadband and heating connected with the room being fully insulated from the floor up.



All dimensions are estimates only and may not be exact measurements. Square meters are approximate. Supplied by Colwell Surveys. For professional use only.

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