



HIGHER KINGDON BARN,  
GAMMATON, BIDEFORD, DEVON, EX39 4QQ

*Exclusive Homes*  
£525,000

Set within a plot of approximately ½ an acre, Higher Kingdon Barn enjoys a peaceful semi rural location, enjoying expansive views over the adjoining countryside towards the stunning North Devon coastline whilst offering charming 3 bedroom accommodation complete with double garage and PV solar panels.

This is a wonderful opportunity for those seeking a more tranquil lifestyle yet having the convenience of Bideford and it's amenities within less than 10 minutes driving distance.

Higher Kingdon Barn is approached via double entrance gates, with gardens enveloping the property on all sides. Internally the property offers charming accommodation with each of the rooms enjoying a pleasant outlook over the grounds and taking in the wonderful views.

The ground floor comprises a kitchen/diner with a range of modern cupboards & drawers together with ample space for dining furniture and access to the outside. The comfortably sized lounge is complete with fireplace and wood burning stove, creating an excellent focal point whilst French doors lead directly out to timber decking, an excellent space connecting the kitchen & lounge during fine weather.

Completing the ground floor accommodation is a good sized bedroom which if required could double as a snug or work from home space if required.

Stairs lead to the first floor landing and off to two bedrooms and a modern bathroom. Both bedrooms are fitted with built-in wardrobes and enjoy the wonderful views whilst the bathroom comprises a modern suite including bath and separate shower.





Externally, the gardens are predominately laid to lawn with a selection of mature trees and shrub beds together with timber decking adjoining the rear. Alongside the barn is a timber shed with power connected whilst two additional storage sheds will be found just inside the main entrance.

The generous double garage, measuring 25'2 x 22'3 (7.67m x 7.05m), is fitted with a remote electric roller door whilst having numerous windows. There is ample space for two vehicles together with room to create a workshop area whilst a ladder leads to the useful loft space offering handy storage. PV solar panels have been fitted to the garage roof, these are owned outright and include a small feed-in tariff.

**AGENTS NOTE:** The lawned area to the right hand side of the barn is subject to a Historic England Monument Schedule, thus no permanent structure is permitted on this area.

**NEED TO KNOW**

Services: Mains electricity & water. Private drainage. Oil fired central heating.  
Energy Performance Certificate (EPC): E: 48  
Council Tax: Band D (£2397.86 per annum)

**DIRECTIONS:** From Bideford Quay proceed over the old bridge, turning left at the mini roundabout onto the Barnstaple Street After approximately ¼ of a mile turn right onto Manteo Way, continue ahead and take the second exit at the mini roundabout, and turn left signposted for Gammaton. After 1.5 miles, turn left at the cross road, following the road around to the right. Continue for ½ a mile before turning left onto the road to Higher Kingdon Barn where the property will be found after 200 yards.  
What3Words: placidly.fillings.suspended





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