



BADGERS BARN
WITHACOTT, LANGTREE, DEVON, EX38 8NL

GUIDE PRICE £425,000

Set within the peaceful hamlet of Withacott, near the village of Langtree, Badgers Barn is a well presented four bedroom detached barn conversion offering generous living space, flexible rooms, and glorious countryside views - all within a short drive of Torrington and the North Devon coast.

One of just six individual barn conversions on a private drive, the home enjoys a quiet setting with minimal traffic, adjoining open farmland to the rear with far reaching views toward the moors.

Inside, the property combines rustic charm with comfortable modern living. At its heart is an impressive 33-foot lounge/dining room, filled with natural light and centred around a striking stone fireplace - perfect for relaxing evenings or entertaining guests.

The kitchen/breakfast room provides a practical and sociable space for daily living, while a further large reception room offers exceptional flexibility, whether used as a hobby or craft studio, home gym or dedicated workspace.

Upstairs, there are four well proportioned bedrooms, including a comfortable master with en-suite shower room. A spacious family bathroom features a corner bath, providing a peaceful sanctuary at the end of the day.

Meanwhile, a ground floor shower room adds welcome convenience - especially after countryside walks, days out to one of the local beaches or tending to the family dog.





Outside, the gardens are a true highlight. The main lawned area is complimented by a vibrant selection of flowers, shrubs & established trees and borders arable farmland, with sweeping views toward the distant moors creating a wonderful sense of space and calm. A separate kitchen garden offers a peaceful corner for morning coffee or light gardening.

A timber summer house sits perfectly positioned to take in the view, while a selection of useful storage sheds provides space for tools, bicycles and outdoor gear. There is parking for three vehicles, all securely enclosed beyond a traditional five-bar gate.

Badgers Barn is the perfect blend of rural peace & practical space - a home that invites you to slow down, breathe deeply, and enjoy the very best of life in the North Devon countryside.

NEED TO KNOW

Services: Mains electricity & water. Oil fired central heating.

Shared private drainage.

Energy Performance Certificate (EPC): E (49)

Council Tax: Band E (£2,959.49 per annum)

NB: A service charge of £15 a month is currently paid by direct debit, in contribution to the maintenance of the private treatment works.

What3Words: snippets.emulating.sublet





24 The Quay | Bideford | Devon | EX39 2EZ



t: 01237 422433

e: info@regencyestateagents.com

w: regencyestateagents.com

