



THE OLD BARN  
WELCOMBE, BIDEFORD, DEVON, EX39 6HH

GUIDE PRICE £450,000



Escape to the idyllic coastal village of Welcombe, where winding lanes lead to hidden beaches, dramatic cliffs and a welcoming community. Nestled in a peaceful spot with only two near neighbours, The Old Barn captures the essence of rural charm with breathtaking views over Woodland Trust land.

Inside, this spacious two-bedroom barn conversion blends rustic character with modern comfort. The open-plan kitchen/diner includes a dining area with a vaulted ceiling and roof light windows, creating a bright and airy heart to the home, flowing into a generous lounge and a light-filled conservatory.

There are two double bedrooms, with Bedroom 1 featuring a vaulted ceiling, and a well-appointed bathroom with both a bath and a separate shower enclosure.

The attractive garden is filled with vibrant flowers, shrubs and bushes, with a sunny patio and level lawn providing the perfect place to relax and enjoy the outlook over the adjoining countryside.

Approached via a private driveway, the property offers gated parking for several vehicles and a timber garage. Additional benefits include oil-fired central heating and solar panels for improved energy efficiency.







Welcombe is famed for its dramatic valley, unspoilt beach, friendly community and the popular Old Smithy Inn. From here, you can explore miles of coastal paths, hidden coves and rolling countryside, with Bude, Hartland and Clovelly all within easy reach.

### NEED TO KNOW

- Mains electricity & water.
- Oil fired central heating.
- Solar Panels.
- Private drainage.

Energy Performance Certificate (EPC): C (80)

Council Tax: Band C (£2,144.79 per annum)

**What3Words:** snippets.emulating.sublet







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