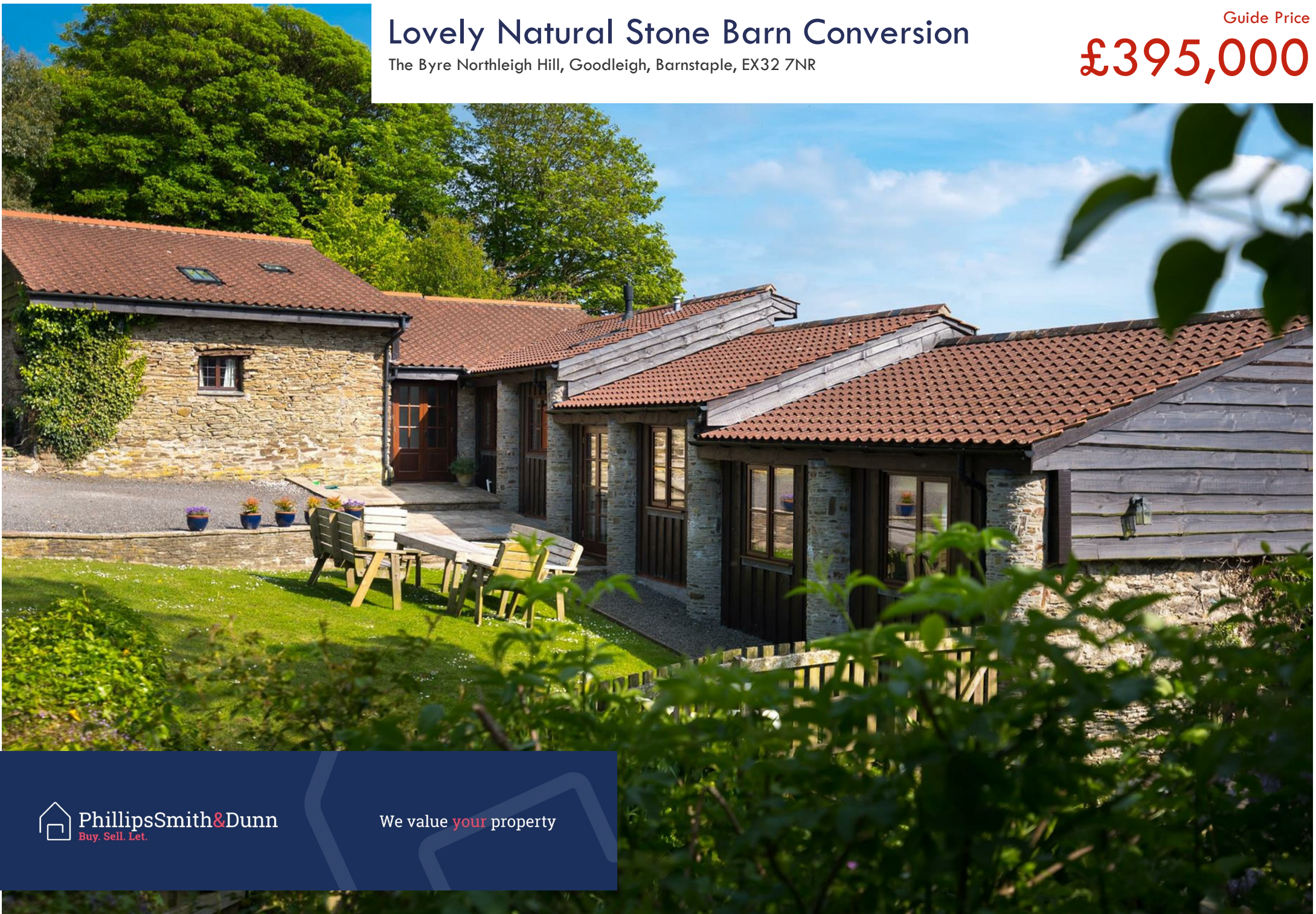


# Lovely Natural Stone Barn Conversion

The Byre Northleigh Hill, Goodleigh, Barnstaple, EX32 7NR

Guide Price

£395,000



 **PhillipsSmith&Dunn**  
Buy. Sell. Let.

We value **your** property







# A 3 Bedroom Barn Well Situated In Goodleigh

The Byre Northleigh Hill, Goodleigh, Barnstaple, EX32 7NR



The Byre is a stunning natural stone barn conversion located in the picturesque rural village of Goodleigh. This beautiful property is nestled within the tranquil countryside of North Devon and offers a perfect retreat for those seeking a peaceful situation.

The barn has been lovingly restored and transformed into a luxurious holiday home while retaining its original character and charm and features beautiful exposed beams, many original details and plenty of natural light, creating a warm and inviting atmosphere.

The accommodation comprises of a spacious open-plan living and dining area, a fully equipped kitchen with a range of storage cupboards and three stylishly decorated bedrooms, one with en-suite facilities. There is also an additional shower room along with a large hallway with plenty of storage.

# DETAILS

Goodleigh is a charming village with a small but thriving community and a welcoming local pub, just a short walk from The Byre. The village is surrounded by rolling hills and beautiful countryside, making it an ideal location for walkers and cyclists.

The bustling town of Barnstaple is just a 10-minute drive away, Barnstaple Town Centre, the regional and administrative centre of North Devon. Situated in the valley of the River Taw, it is surrounded by beautiful rolling Devonshire countryside and some of the area's best beaches and rugged coastal paths. As the commercial centre of the region, the town centre offers a variety of banking, schooling and recreational facilities including a theatre, cinema, leisure centre and restaurants. The vibrant town combines modern shopping amenities with a bustling market atmosphere. The popular golden sandy beaches of Woolacombe, Croyde and Instow within 5 miles distance, perfect for outings with family and friends. The A361 North Devon Link Road provides convenient access to the M5 motorway, together with Barnstaple's train network giving easy access to Exeter central station and beyond.



## Hallway

**Kitchen 5.38 x 2.95 (17'7" x 9'8")**

**Dining Room 5.33 x 2.83 (17'5" x 9'3")**

**Living Room 6 x 2.89 (19'8" x 9'5")**

**Bedroom 1 5.16 x 3.49 (16'11" x 11'5")**

**Ensuite 3.58 x 1.52 (11'8" x 4'11")**

**Bedroom 2 3.31 x 3.20 (10'10" x 10'5")**

**Bedroom 3 3.20 x 2.47 (10'5" x 8'1")**

**Shower Room 2.79 x 1.27 (9'1" x 4'1")**



## VIEWING

By appointment through our  
**Phillips, Smith & Dunn Barnstaple office-**







The property is approached over a private driveway and has plenty of parking. With private gardens providing the ideal spot for a BBQ or outdoor seating and al fresco dining in the warmer months along with two lawned areas. One is fully enclosed and perfect for your four-legged friends and the top lawn is open but highly private and is visible from the property making it ideal for watching over the family.

Overall, The Byre is a perfect blend of rustic charm and modern comfort, offering a luxurious and relaxing holiday residence in a beautiful rural location.

Agent Note - The property only has a holiday let occupancy which is a restriction to how long the property can be occupied. Therefore it can't be used as a permanent residence.

## DIRECTIONS

Head out of Barnstaple along Bear Street towards Bratton Fleming and Goodleigh. Proceeding on this road for a short period of time turn right into Goodleigh village. When passing through the village, passing the pub, just over halfway through turn left onto Northleigh Hill. Proceed on this road as the road inclines and the property is situated on the right hand Side with a slate name plaque 'The Byre' clearly displayed.



## VIEWING

By appointment through  
Phillips Smith & Dunn,  
Phillips, Smith & Dunn  
Barnstaple Office  
01271 327878





