

Stunning 4 Bedroom Barn Conversion

Barnfield Swimbridge, Barnstaple, Devon, EX32 0RB

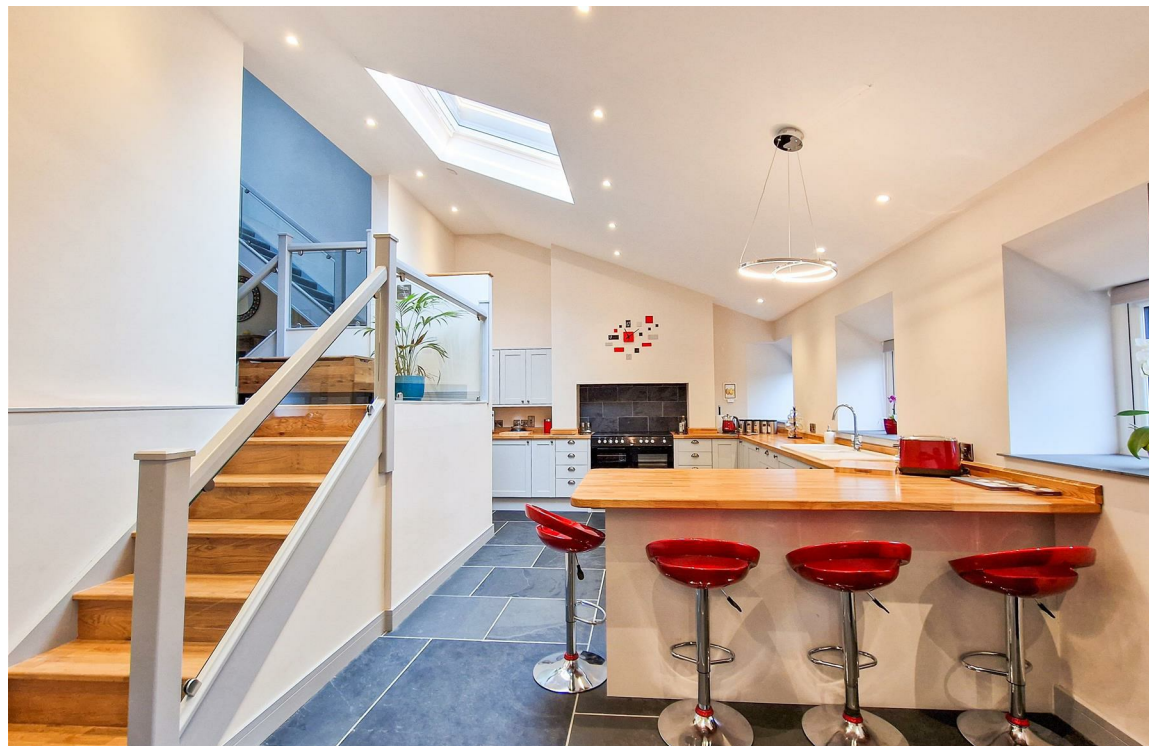
Offers In Excess Of

£525,000



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Beautiful, Peaceful Location Surrounded By Countryside

Barnfield Swimbridge, Barnstaple, Devon, EX32 0RB



Set on the edge of the picturesque village of Swimbridge is this semi-detached barn that was covered in 2020. The barn oozes luxury and quality with a high spec interior encased by the charm and character of the exterior barn offering the best of both worlds. The development has been undertaken with emphasis on energy efficiency with the extensive use of LED lighting and oil fired central heating which is under floor in the ground floor.

DETAILS

As you step through the front door into the lobby you will immediately notice the elevated ceilings giving you a real sense of the size and space that is on offer in this deceptively spacious property. Measuring in circa 2500 square feet, Barnfield certainly offers any prospective buyer a thoughtful and open plan layout that still offers distinct separate living areas. On the ground floor is the Lobby, Kitchen/Breakfast Room and WC with the kitchen having a range of units with solid wood working surfaces over, breakfast bar, space for range cooker and free standing fridge/freezer. There is a half stair case leading to the next floor and the stunning dining hall enhanced by the raised ceilings and has a separate seating area next to the feature fireplace. Off here are two further rooms, one being the snug/study and the other being a fully equipped utility room with fitted units and hot water cylinder. A few steps up again take you to the expansive sitting room that has strip LED lighting and bi-folding doors out to the rear courtyard. Off the sitting room is the master bedroom, a large room with sliding doors out to the rear benefiting from a walk in cupboard and a luxury modern en suite shower room. Stairs take you to the 3rd floor, where the final 3 bedrooms, all with built in wardrobes, are located with bedroom 2 having a delightful en-suite bathroom and bedroom 4 having views out across the neighbouring countryside to Lundy in the distance. The family bathroom has been well thought out with a delightful 4 piece suite.

Barnfield is set on the outskirts of the charming semi-rural village of Swimbridge, itself set some 5 miles to the east of Barnstaple and 8 miles west of South Molton and just south of the A361/North Devon Link Road affording the property convenient access to those regional towns. The village itself is centered around the ancient parish church is a series of traditional houses and cottages with modern limited developments to the village outskirts. The village has a popular and well regarded primary school, a village inn named The Jack Russell known for its warm welcome and delicious steaks and the Jubilee Hall/Community building that offers a range of regular activities and classes.

Barnstaple, the ancient borough and administrative centre for North Devon is approximately 2 miles North and the town offers an excellent range of both business and leisure facilities including the Green Lanes Shopping Centre, out of town superstores, live theatre, leisure centre, Tarka tennis centre, and from the town there is a sprinter train service running through to the cathedral city of Exeter and immediate access onto the A361/North Devon Link Road which connects the area through to junction 27 of the M5 motorway to the east side of Tiverton where there is also the Parkway railway station where journey times to London/Paddington are approximately 2 hours in distance. To the west of Barnstaple about 5 miles is the coastal village of Instow with its beach and sailing whilst on the northern side of the River Taw estuary, beaches on the dramatic North Devon coastline at Saunton, Croyde, Putsborough and Woolacombe with their associated facilities and 2 championship golf courses.

Services - Mains electric and spring well fed water, oil fired central heating. Drainage to septic tank.

Council Tax - Band E

EPC rating - D



Entrance Lobby

Kitchen/Breakfast Room 6.78m x 4.34m (22'3 x 14'3)

Dining Hall 6.02m x 4.67m (19'9 x 15'4)

Utility Room 3.89m x 1.60m (12'9 x 5'3)

Snug/Study 3.94m x 1.91m (12'11 x 6'3)

Sitting Room 6.02m x 5.51m (19'9 x 18'1)

Bedroom 1 4.85m x 3.94m (15'11 x 12'11)

En-Suite 2.41m x 1.57m (7'11 x 5'2)

Bedroom 2 5.61m x 3.94m (18'5 x 12'11)

En-Suite 1.96m x 1.88m (6'5 x 6'2)

Bedroom 3 5.21m x 3.94m (17'1 x 12'11)

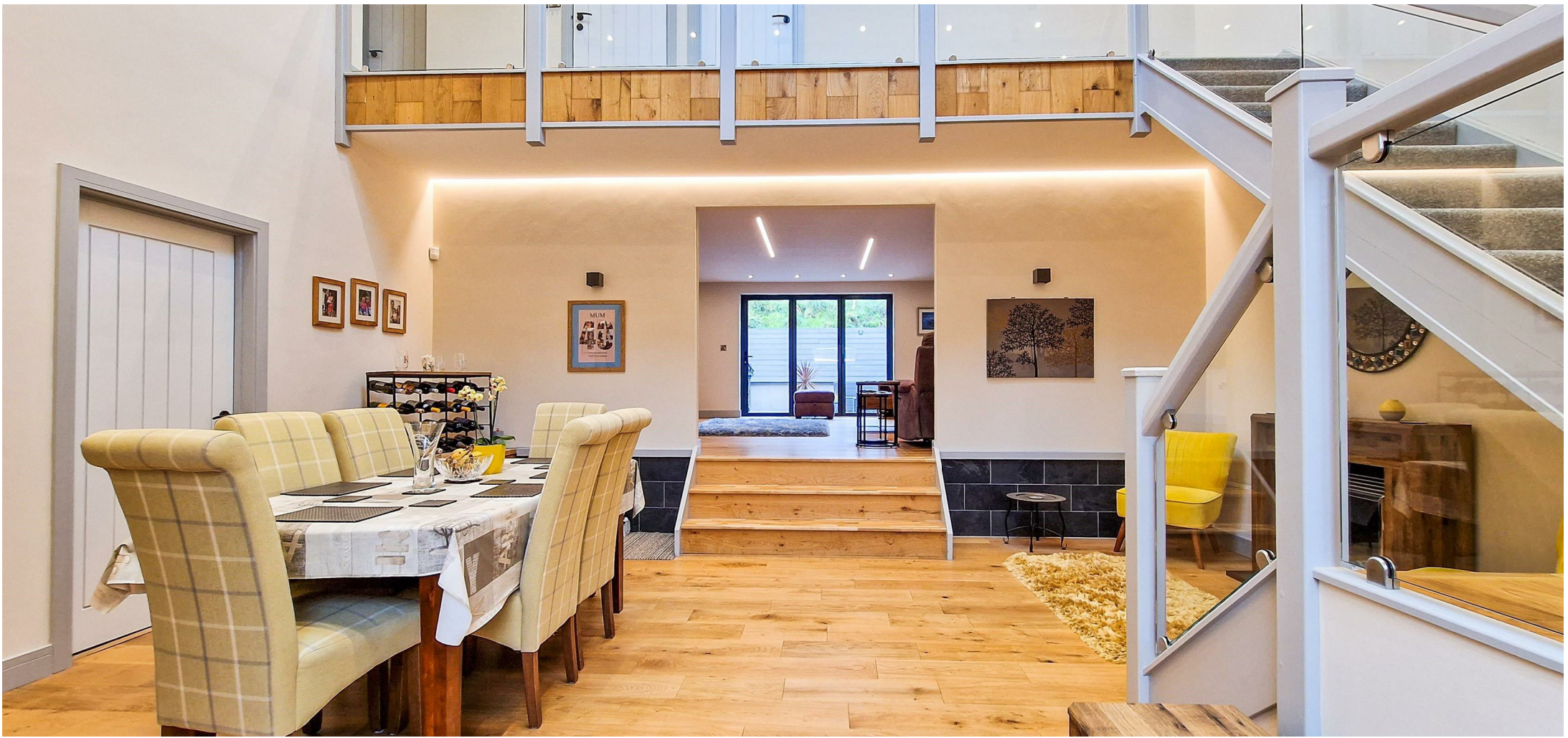
Bedroom 4 5.21m x 3.96m max (17'1 x 13' max)

Family Bathroom 3.48m x 1.88m (11'5 x 6'2)



VIEWING

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



The current owners have improved the outside no end from purchase, they have had the large garden landscaped by the reputable St John's in Barnstaple and fenced off at the top with the garden now effectively split into two parts with the top part having a patio area ideal for those warm sunny evenings and steps down to the lower part that is mainly laid to lawn, making it ideal for those with growing families or those who may wish to go further with landscaping. When in the garden, one cant help but enjoy the peace and quiet it offers, its a truly lovely location. Adjacent to the garden is the off road parking and a most useful storage shed.



DIRECTIONS

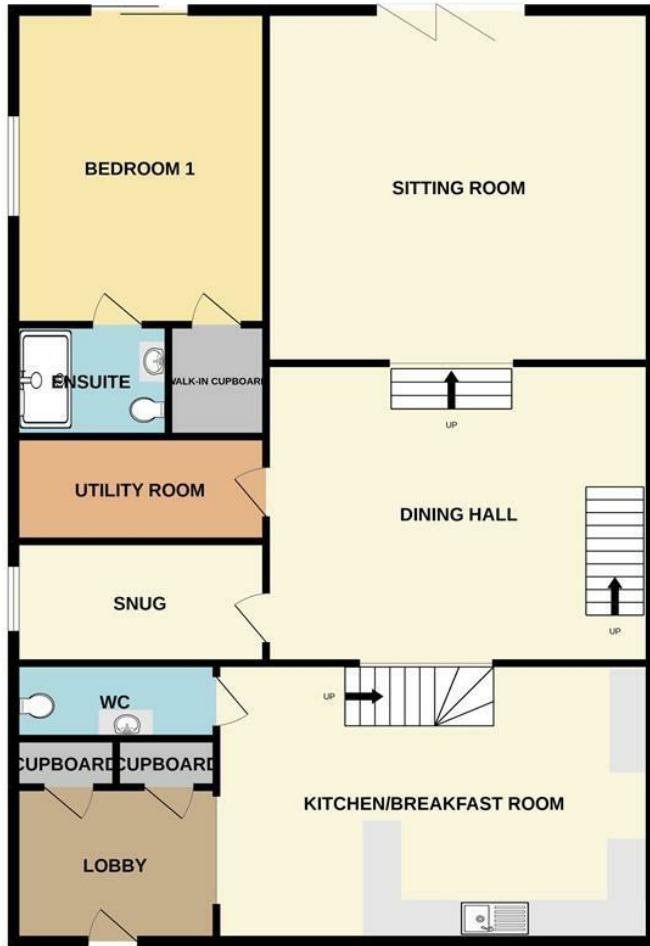
From Barnstaple drive out of town using the A361 North Devon Link Road and after approximately 2 miles take the first right hand turn sign posted to Landkey and Swimbridge. Drive through the village of Landkey into the centre of Swimbridge village where you turn left at the village square sign posted Yarnacott and Gunn follow this road for approximately half a mile were you will pass over the bridge which crosses the North Devon Link Road immediately thereafter turn left in to un-adopted 'no through' country lane. Follow this lane for approximately half a mile until you reach the entrance track into Welcome Farm which is a further ¼ mile or so thereafter, the barns are the first properties you come to on the right.



VIEWING

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





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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