

# Lovely 3 Bed. Stone Barn Conversion. Garden

Horseshoe Barn, Lower Loxhore, Barnstaple, EX31 4SY

Offers In The Region Of

£470,000



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# Lovely 3 Bedroom Stone Barn Conversion. Large Secluded Garden

Horseshoe Barn, Lower Loxhore, Barnstaple, EX31 4SY



In the delightful rural hamlet of Loxhore this Grade II listed 17th-century stone barn conversion offers reverse level 3 bedroom accommodation with a splendid vaulted Open Plan living room on the first floor of over 58 m<sup>2</sup> with separate utility/cloakroom. Fully double glazed LP gas central heating. Off-road parking and turning and a good sized secluded, conservation orientated garden, in all about 1/2 acre.

The area is rich in footpaths and rural lanes, for those that enjoy walking, with, just to the north, the Arlington Court Estate, formerly the home of the Chichester family of round the world Yacht race fame and their ancestors, but more recently by the National Trust. It has acres of rolling parkland, mature woodland walks and stunning gardens and lakes.

The property is just over a mile from the main Barnstaple to Bratton Fleming road with Bratton, centred around its ancient parish Church, primary school and village shop being about 2 miles.

To the south, Barnstaple, about 7 miles is the ancient borough and administrative centre for North Devon offering a comprehensive range of both business and leisure facilities including the Green Lanes Shopping Centre, out of town superstores, live theatre, leisure centre, tennis courts and access onto the A361 North Devon Link Road which provides much improved communications to and from the North Devon area connecting directly as it does through to Jctn 27 on the M5 motorway to the east side of Tiverton, where there is also the Parkway Railway Station from where journey times to London/Paddington are approximately 2 hours.

Some 10 - 12 miles to the west of the property is the dramatic North Devon coastline at Saunton, Croyde, Putsborough and Woolacombe with sandy beaches, surfing, sailing, swimming, fishing, microlight various golf courses and other associated facilities. To the east, again 5 miles is the Exmoor National Park with expanse of heather clad moorlands offering stunning riding and walking

# DETAILS

This attractive Grade II Listed rural property backs onto a quiet, no through country lane in the pretty scattered rural hamlet of Loxhore with an active community with Parish Church, Chapel and Village Hall .

Originally built, probably in the 17th century, this substantial stone barn is on two floors with four horseshoe shaped openings on the ground floor, now the windows to the current bedrooms, originally these would have been openings and used for housing horse drawn carts and farm implements with the stone steps, which now serve the first floor, likely serving a Granary over, where the corn grown on the farm would have been stored in wooden hutches for feeding to the farm livestock during the winter months.

Now an attractive family character filled home with three double bedrooms and family bathroom on the ground floor, aswell as a superb vaulted first-floor open plan living room with kitchen area to one gable end adjoining a dining area with the remainder dedicated to a lounge. There is also a separate cloakroom/utility.

Immediately outside is a good-sized level car parking and turning area with a short shallow slope leading up to an exceptionally private area of very gently sloping grass which surrounds a central wildlife pond surrounded by mature trees and enjoying far reaching views to fields and woodland.

Services. Main water and Electric. Shared private drainage. LPG central heating and cooking, recently upgraded heating system with large radiators.

EPC - Band F

Council Tax - Band E

## VIEWING

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



Original Stone Granary steps leading up to the stable type front door.

### **Vaulted Open Plan Living Room 11.2 x 5.2 (36'8" x 17'0")**

A stunning open plan vaulted room with exposed 'A' frame roof trusses. Entrance mat well and wood effect floor in the living room and tiled effect in the kitchen. Matching solid wood storage cupboards and drawers under worktops with tiled splashbacks. Matching wall cupboards with 4 glass fronted display cabinets. Space for fridge and freezer, integrated dishwasher. Space for range style cooker/LPG also an electric cooker point. Extractor hood over. Stainless steel sink unit with 1.5 bowl sink unit and mixer taps. 4 radiators. Multi fuel stove on slate hearth, wall uplighters.

### **Utility/Cloakroom**

Cloakroom with boiler cupboard off with recently intalled, 2023, energy efficient combi boiler/LPG.

### **Hallway**

Cupboards under stairs down. 2 radiators.

### **Bedroom 1 5.2 x 2.8 (17'0" x 9'2")**

Horseshoe window. Radiator



### Family Bathroom

Recently refitted. Panelled bath in tiled surround, vent. Shower over bath and splash screen. Low level wc, wash hand basin. Part tiled walls. Exposed beams.

### Bedroom 2 3.1 x 3 plus extension (10'2" x 9'10" plus extension)

Horseshoe window. Radiator

### Bedroom 3 5.2 x 2.5 (17'0" x 8'2")

Horseshoe window. Radiator

### Large Enclosed Car Parking Area

### Garden Store Shed

Workshop store. Plenty of space for off road parking and turning and to erect a timber frame garage with required planning consent if wanted.

### The Gardens

Undoubtedly a fine feature of the property. Set behind the house and gently sloping to the south to the car parking area with views over fields and woodland. Very secluded with mostly mature hedge surrounds, interspersed with trees and shrubs and a central wildlife pond and conservation area encouraging

birds, frogs, dragon flies, butterflies and the like. The whole about a half acre.





## DIRECTIONS

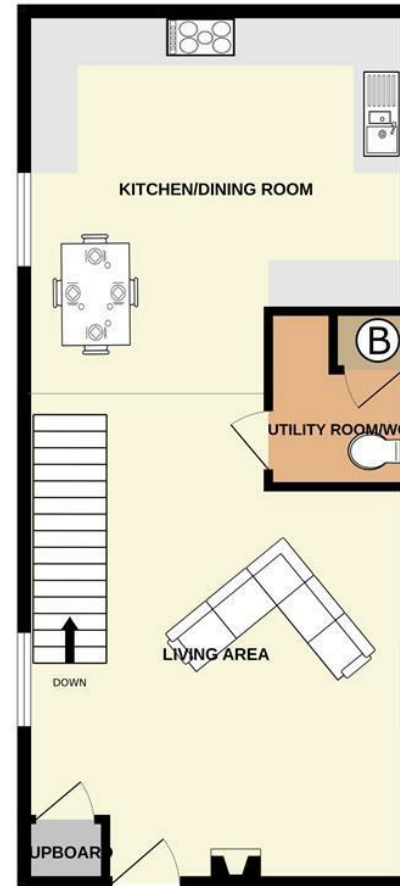
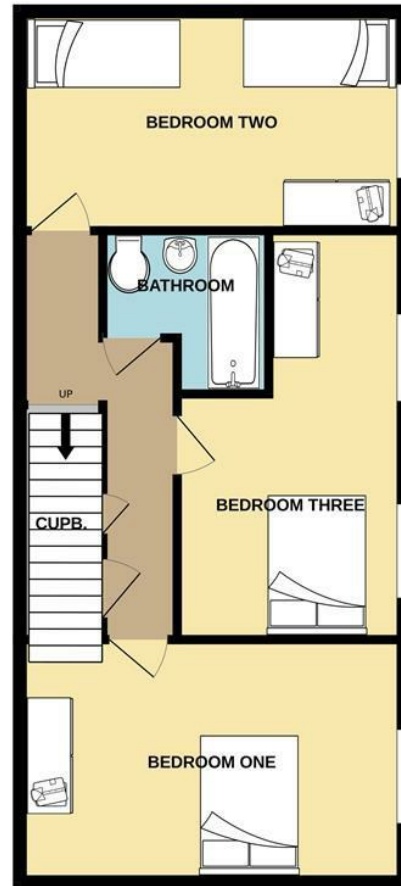
From Barnstaple on the inner relief road at the only traffic lights turn east to Brayford and Bratton Fleming. Proceed out of the town on on for just over 4.5 miles where turn left to Loxhore. Proceed along the valley for just over a quarter mile turning right up the hill to Lower Loxhore. In Lower Loxhore turn sharp left at the red phone box and pass down the country lane for just over a half mile. The entrance to the property is to the left on the first right hand up through the trees with it sign. Using what3words app enter [///wisdom.woodstove.charm](https://www.what3words.com/what3words/wisdom.woodstove.charm)



## VIEWING

By appointment through  
Phillips, Smith & Dunn  
Barnstaple Office  
01271 327878 Out of hours  
Michael Challacombe [07970  
445204](tel:07970445204)





## HORSESHOE BARN

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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