

# Stunning Natural Stone Barn

Honeysuckle Cottage Horwood, Bideford, EX39 4PB

Guide Price

£750,000



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# A Pretty Natural Stone Barn Conversion With Stunning Views! MUST VIEW!

Honeysuckle Cottage Horwood, Bideford, EX39 4PB



A rare opportunity to acquire a beautifully presented natural stone barn conversion, offering flexible accommodation ideal for dual occupation, multigenerational living, or potential income.

Nestled in the peaceful hamlet of Horwood, this characterful home enjoys an elevated position with stunning countryside views, extending towards Exmoor National Park and the rugged silhouette of Lundy Island.

The accommodation is full of charm, with exposed timbers, stonework, and country-style finishes throughout. The dual living spaces make this home perfect for extended families or even a home-and-income setup (subject to any necessary permissions).

Each area enjoys its own living room, kitchen, and bedroom space, and the property flows beautifully for family living or entertaining guests.

The gardens are a true gardener's delight, the grounds are thoughtfully landscaped and immaculately maintained, offering a variety of sunny terraces, secluded spots, and wonderful vistas over rolling North Devon countryside.

There's plenty of space for vegetable growing, recreation, and outdoor entertaining. A peaceful, semi-rural setting teeming with birds, butterflies, and native wildlife.

The property is located in an elevated location with the most fantastic views and a highly unique offering of being in a popular village location but close reach to amenities.



# DETAILS

Horwood is a charming North Devon hamlet situated just a few miles inland from the coast. It offers a wonderfully tranquil rural lifestyle, yet remains conveniently located for amenities and transport links.

Just a 15-minute drive to Barnstaple, North Devon's main market town, offering shops, supermarkets, schools, and a train station. Approx. 20–25 minutes to Bideford and the beautiful beaches of Westward Ho!, Instow, and Saunton Sands.

Quick access to the A39 and A361, providing direct routes to the M5 motorway and Exeter. The Exmoor National Park is within easy reach for walking, riding, and exploring rugged landscapes

Nearby villages such as Newton Tracey, Instow, and Fremington offer pubs, farm shops, and community life. Ideal base for walkers, nature lovers, and those seeking a peaceful but connected lifestyle

This enchanting stone barn offers a rare blend of country living, flexible accommodation, and natural beauty, with the added benefit of privacy, wildlife-rich gardens, and panoramic views.

Whether you're looking for a forever home, a retreat, or a dual-living opportunity, this property truly delivers. Viewings highly recommended – by appointment only.

## VIEWING

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



### Entrance Hall

**Kitchen Breakfast Room 4.67m x 2.74m (15'04 x 9'00)**

**Conservatory 4.04m x 2.90m (13'03 x 9'06)**

**Lounge 5.79m x 4.01m (19'00 x 13'02)**

**Annex Kitchen Diner 4.67m x 2.74m (15'04 x 9'00)**

**Annex Lounge 6.30m x 2.59m (20'08 x 8'06)**

**Annex Conservatory 4.78m x 2.74m (15'08 x 9'00)**

**Bedroom 1 4.52m x 3.02m (14'10 x 9'11)**

**Bedroom 2 4.06m x 2.82m (13'04 x 9'03)**

**Bedroom 3 3.81m x 3.07m (12'06 x 10'01)**

**Bedroom 4 3.20m x 3.07m (10'06 x 10'01)**

**Bedroom 5 2.87m x 1.45m (9'05 x 4'09)**

**Bedroom 6/ Study**

**Bathroom 1**

**Bathroom 2**











## DIRECTIONS

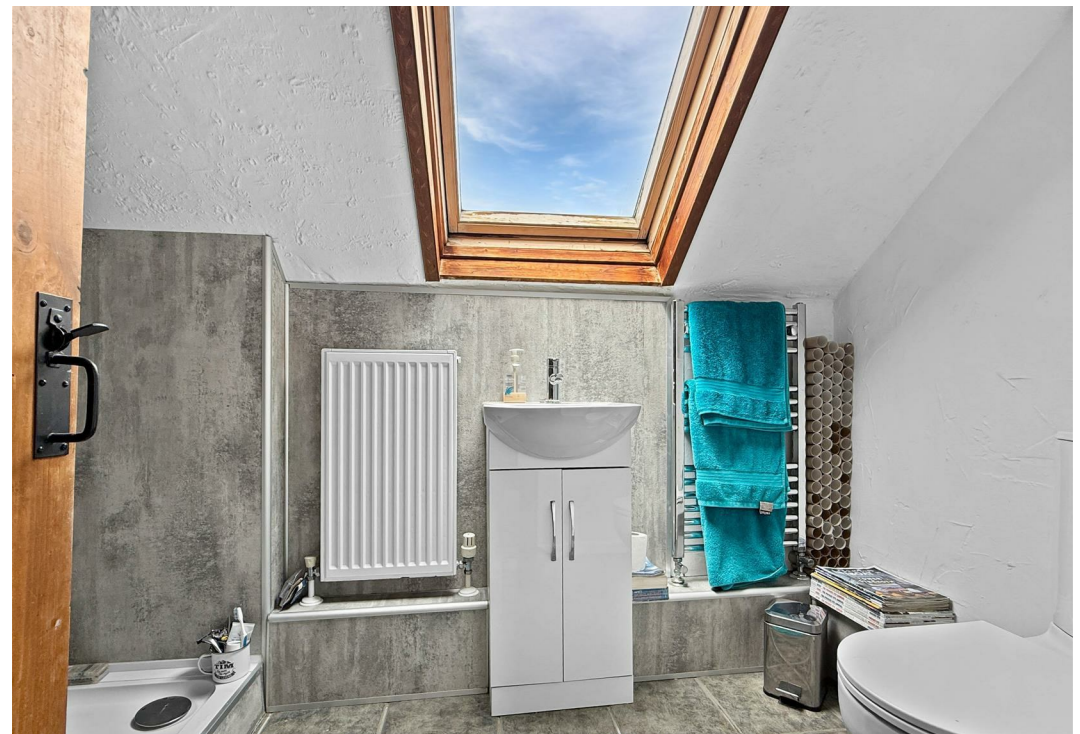
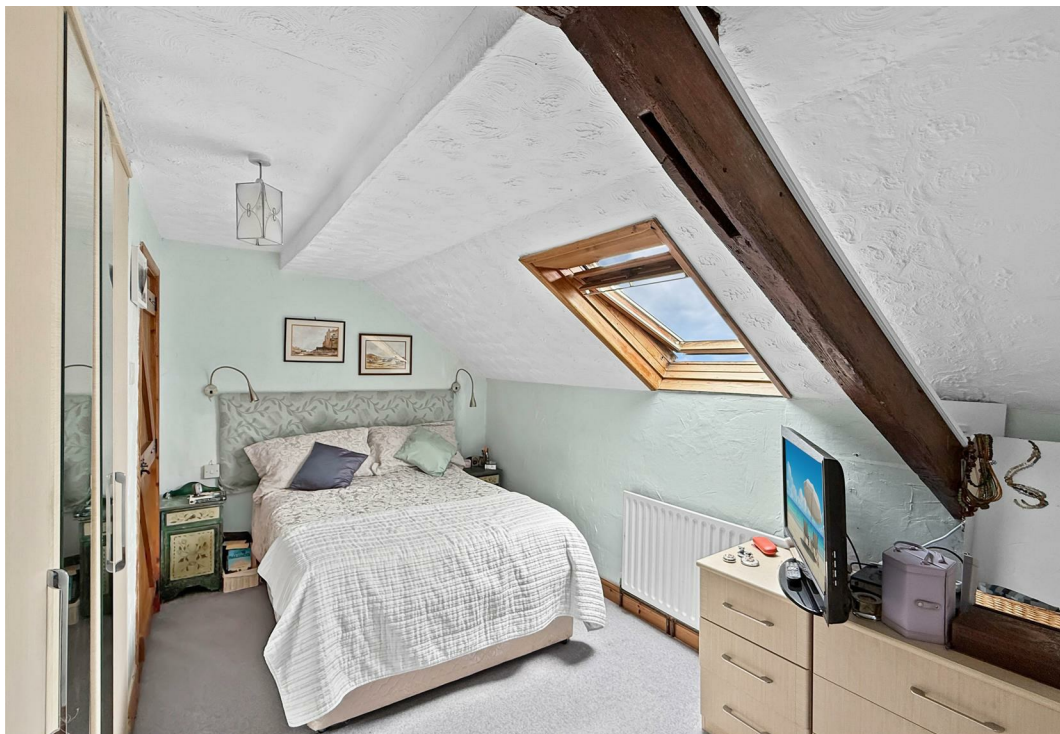
Heading out of Bideford proceed along the Old bridge take the left turning. When driving out of Bideford turn right into Manteo Way then the next left onto Old Barnstaple Road. Follow this road for about a mile passing through the village of Eastleigh, take the next right signposted Horwood. Proceed through the village as you are driving out keep an eye out for two properties on the right hand side one of which is Honeysuckle Cottage.



## VIEWING

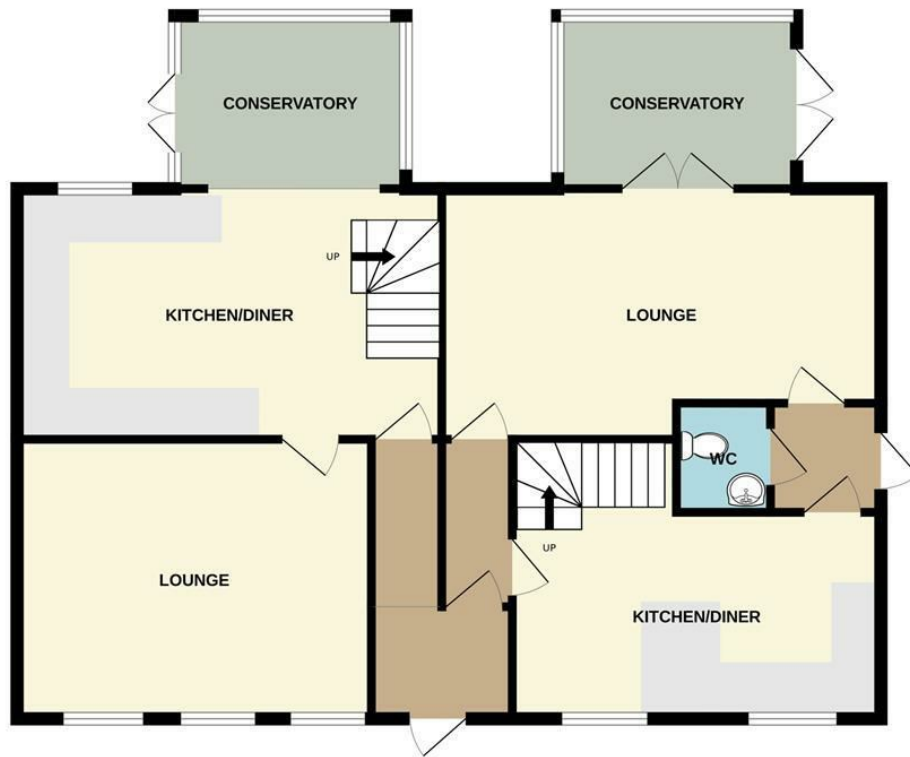
By appointment through  
Phillips Smith & Dunn,  
Phillips, Smith & Dunn  
Barnstaple Office  
01271 327878



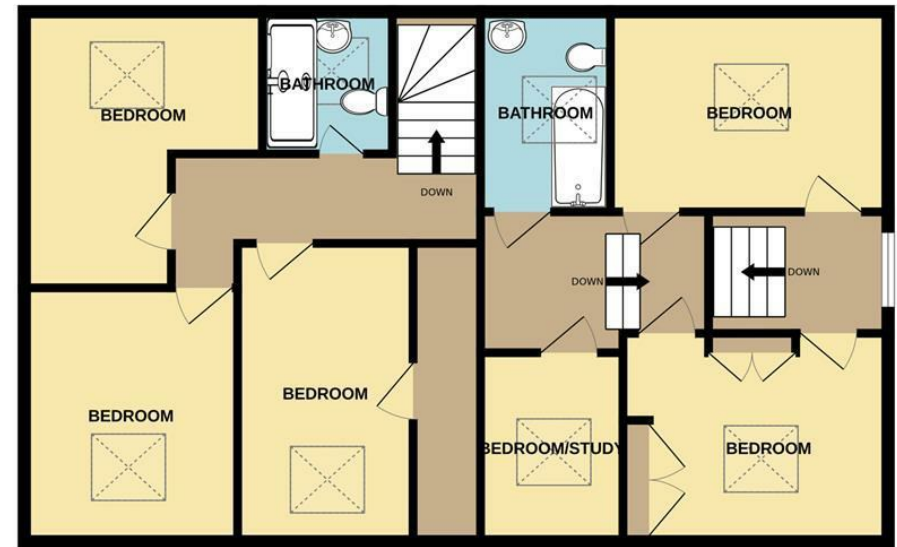




GROUND FLOOR  
1065 sq.ft. (99.0 sq.m.) approx.



1ST FLOOR  
905 sq.ft. (84.1 sq.m.) approx.



TOTAL FLOOR AREA : 1971 sq.ft. (183.1 sq.m.) approx.

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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