



Guide Price £425,000

3 Bedroom Barn Conversion for sale

Holiday Barn Conversion Mariansleigh, South Molton



EweMove
SALES AND LETTINGS



Overview

****Holiday Barn Conversion, Mariansleigh – A Luxurious Country Retreat****

Welcome to a beautifully converted barn offering an exceptional blend of rustic charm and contemporary living in the tranquil village of Mariansleigh. This stunning holiday home boasts 141 sqm of thoughtfully designed living space and is presented in excellent condition throughout.

THE CURRENT PERMITTED USE IS FOR HOLIDAY PURPOSE ONLY -
PROVISION OF SHORT LET HOLIDAY ACCOMMODATION



Key Features

- LUXURY HOLIDAY HOME
- 3 KING-SIZE BEDROOMS WITH EN-SUITE
- LARGE OPEN-PLAN LIVING AREA & KITCHEN DINER
- FAMILY BATHROOM WITH ROLL-TOP BATH
- LOG BURNER
- LARGE ENCLOSED Paddock
- RURAL LOCATION
- STUNNING VIEWS
- WHAT3WORDS: ///buck.timing.diverged







****Holiday Barn Conversion Mariansleigh – A Luxurious Country Retreat****

Welcome to a beautifully converted barn offering an exceptional blend of rustic charm and contemporary living in the tranquil village of Mariansleigh. This stunning holiday home boasts 141 sqm of thoughtfully designed living space and is presented in excellent condition throughout.

The property features three generous double bedrooms – two upstairs and one conveniently located on the ground floor – each benefiting from its own luxury en-suite, ensuring comfort and privacy for family and guests alike. An additional large family bathroom adds further convenience. The heart of the home is a spacious open-plan living area, perfect for entertaining, warmed by a feature log burner beneath a striking vaulted ceiling with exposed beams. Elegant stone flooring with underfloor heating runs throughout the ground floor, creating an inviting atmosphere whatever the season.

The stylish kitchen is fitted with a breakfast bar, seamlessly flowing into the living and dining areas, while patio doors open onto charming gardens-ideal for alfresco dining and relaxing in the outside seating area. The property also offers a sizeable paddock, providing an idyllic outlook and an abundance of outdoor space for a variety of pursuits. A large gravel driveway welcomes multiple vehicles, making this home perfectly suited as either a private retreat or an exceptional base for visitors.

Located just 4.5 miles from the vibrant market town of South Molton, this holiday home enjoys easy access to a host of local attractions. Explore the weekly pannier market, discover the enchanting Ilfracombe Ghost Harbour, or visit the renowned Quince Honey Farm-all just a short distance away. The majestic landscapes of Exmoor National Park beckon for adventurous walks and scenic cycles, whilst the spectacular North Devon coastline offers endless opportunities for exploration. Quaint tea rooms, independent shops, and traditional country hospitality add to the property's wonderful appeal.

With its combination of period character, luxurious appointments, and exemplary location for local amenities and countryside adventures, this home is an extraordinary residence awaiting discovery. Arrange your exclusive viewing today and experience country living at its finest.

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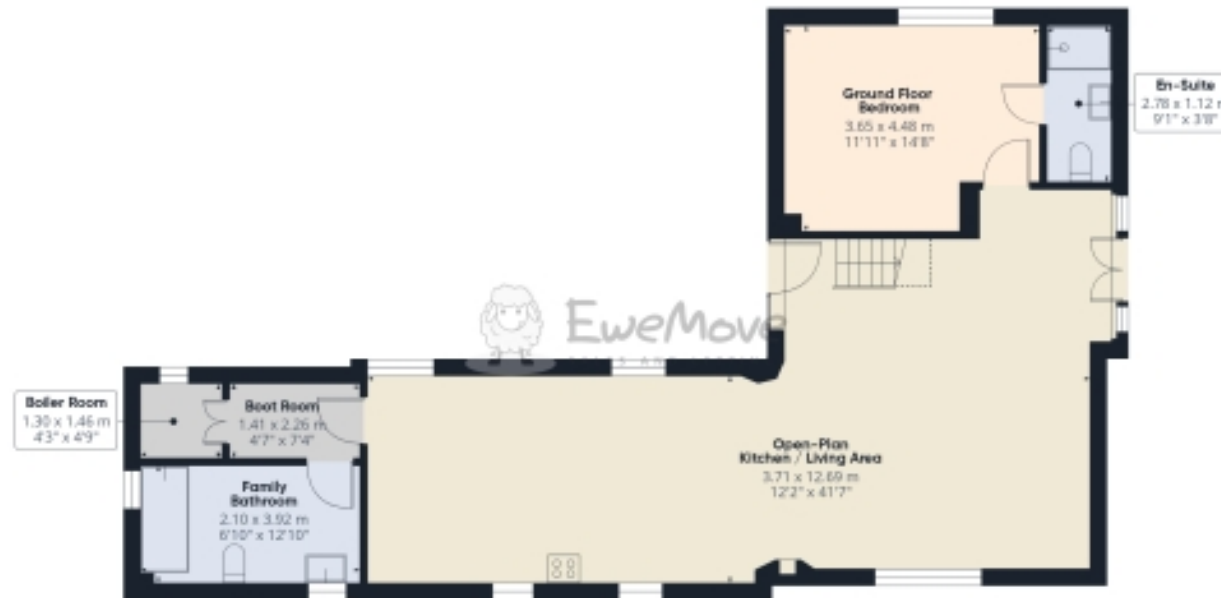
Floorplans



Floorplans



Floorplans



Floor 0



Floor 1



Approximate total area⁽¹⁾

141,1 m²

1517 ft²

Reduced headroom

10,9 m²

117 ft²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



Marketed by EweMove South Molton

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