

# Chapmans Barn

Stibb Cross, Torrington, EX38 8LN

Guide Price

**£675,000**

**PLANNING  
GRANTED TO  
EXTEND**

**2 ACRES**

**30' X 45'  
STEEL AGRI  
SHED**

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# RARE - Detached House, c.2 Acres, Barn, Planning - MUST VIEW!

Chapmans Barn Stibb Cross, Torrington, Devon, EX38 8LN



"AN EXCITING OPPORTUNITY WITH PLANNING GRANTED TO EXTEND" - A splendid, detached home enjoying countryside views, well-situated within its own grounds and accessed by it's own private tree-lined drive.

With planning permission granted to create a 'forever' home, which accentuates the view and the properties surroundings, this is an exciting opportunity with room to grow. With paddock and a large detached barn with further scope, subject to planning, the property is perfect for those seeking "The Good Life" and could make for a manageable small-holding, equestrian or dog training enterprise or small campsite/boutique B&B, subject to any necessary consents, within this tranquil location.

Stibb Cross is a semi-rural village with a popular pub and offering easy access to the nearby towns of Torrington, Bideford and Holsworthy, along with the coastal resorts of Bude and Westward Ho! Torrington, 6.5 miles distant, is a small market town offering a range of local shops and stores, primary and secondary schooling, public houses and restaurants and The Plough Arts Centre. Just to the edge of the town is RHS Rosemoor.

In addition, the historic port town of Bideford, 9 miles distant provides a traditional pannier market and an array of independent shops, cafes and bistro's and a regular farmers market. The picturesque quayside is still a busy working port with ships regularly seen sailing in and out of the estuary.

Barnstaple, the regional centre, is approximately 18 miles distant and provides High Street shopping, a rail link to Exeter in the South and a convenient route to the M5 motorway via the North Devon Link Road.



# DETAILS

In brief, the property opens to an inviting entrance porch which, in turn, opens to the kitchen/breakfast room. This leads through to the open-plan lounge/diner, whilst the ground floor also provides a ground floor cloakroom and rear porch.

Stairs rise to the first floor, leading to 3 double bedrooms and the family bathroom. The principal bedroom is a spacious double and enjoys an ensuite shower along with views over the garden, paddock and rolling countryside. The property also benefits from a hive controlled, oil central heating system.

Outside, the property is nestled within it's own grounds providing ample off-road parking, formal gardens and a paddock extending to approximately 2 acres - making this a fantastic opportunity to have animals or a market garden.

In addition, there is a large barn (13.80m x 8.90m) which offers further scope as ancillary accommodation for a dependant relative, subject to any necessary planning consents. Alternatively, it makes for a great workshop, gym, games room, excellent party venue or storage for classic vehicles a motorhome/caravan or boat.

In all, the property offers great onward potential and is not to be missed.



## Entrance Porch

**Kitchen/Breakfast Room**  
4.11m x 4.04m max (13'5" x 13'3" max)

**Lounge/Diner** 10.87m x 4.11m max (35'7" x 13'5" max)

## Cloakroom

## Rear Porch

## First Floor

**Bedroom One** 4.17m x 3.23m max (13'8" x 10'7" max)

## Ensuite

**Bedroom Two** 5.38m x 2.29m max (17'7" x 7'6" max)

**Bedroom Three** 4.89m x 3.10m max (16'0" x 10'2" max)

## Bathroom

**Barn** 13.80m x 8.90m (45'3" x 29'2")









SERVICES: Mains Electricity & Water, Oil-fired Central Heating, Septic Tank Drainage.  
Starlink with 250 MB download  
EPC: E  
TENURE: Freehold  
COUNCIL TAX: Band D  
LOCAL AUTHORITY: Torridge District Council

PLANNING NUMBER: 1/1036/2021/FUL (granted July 2022)



## DIRECTIONS

When heading into Stibbs Cross from Bideford, once you enter the village take the right turning onto the A388 then immediately right passing the new bungalows either side of the road. Chapmans Barn is the next left with a slate name placard clearly and a tree lined driveway.



## VIEWING

By appointment through  
Phillips Smith & Dunn,  
Bideford Office  
01237 879797 Or, out of hours  
contact Edward on  
07772363674 anytime.

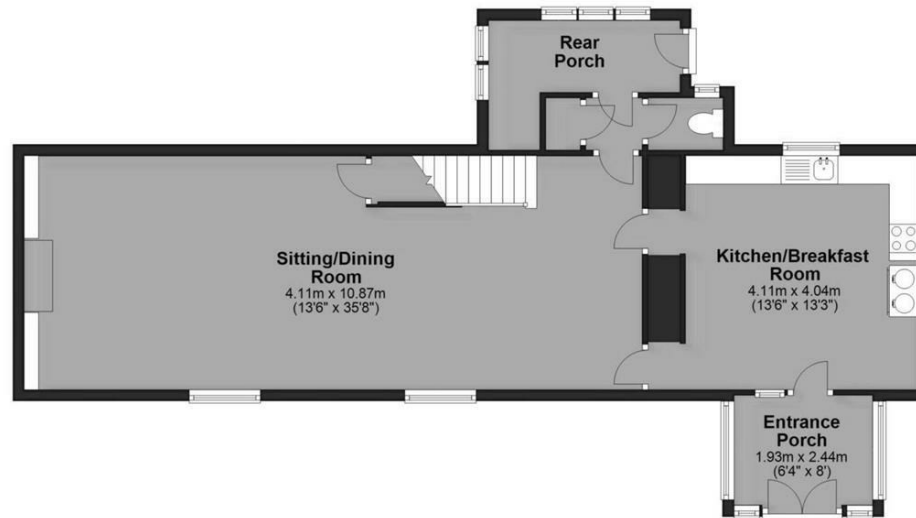






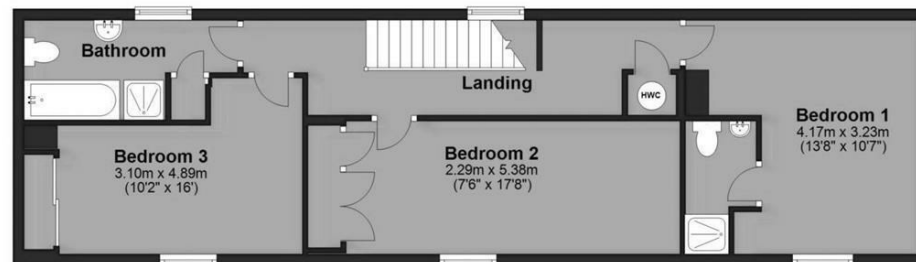
### Ground Floor

Approx. 78.7 sq. metres (847.1 sq. feet)



### First Floor

Approx. 66.0 sq. metres (710.6 sq. feet)



Total area: approx. 144.7 sq. metres (1557.7 sq. feet)



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