

Barn Conversion, Cottage & Flat

Stone Haven Horwood, Bideford, EX39 4PE

Offers In Excess Of

£1,000,000



 PhillipsSmith&Dunn
Buy. Sell. Let.

We value **your** property



A Renovated Barn Conversion, Cottage, Apartment, Double Garage In Horwood

Stone Haven Horwood, Bideford, EX39 4PE



Stone Haven, a beautiful home that offers the very best combination of contemporary interiors and period details that meld perfectly, giving the home personality and charisma from the moment you walk inside.

Stone Haven is approached over a private driveway and situated on a LARGE PRIVATE PLOT within the highly sought after village of HORWOOD. The sale includes a LARGE 4 BEDROOM BARN CONVERSION along with a 2 BEDROOM COTTAGE plus a spacious STUDIO FLAT and DOUBLE GARAGE. This property has a lot to offer. All of the main dwelling doors have pretty and in-keeping pewter handles. Contact the Bideford team for more information without delay to avoid disappointment.

Wonderfully decorated and presented throughout, boasting a wonderful inglenook fireplace with a crackling wood-burner creating an amazing focal point. The generous size offers plenty of space for entertaining and beautifully encompasses modern family living. The current owner has sympathetically renovated the property to an exemplary standard, making this a true turn key home.

The lounge is a beautiful room which encompasses fine rural living with a stunning inglenook fireplace and wood-burner providing the room with a lovely welcoming warmth. The current owner has dressed the room perfectly and included some bespoke built in storage and display units. With a triple aspect its naturally light and beautifully decorated, now creating a great relaxing spot to enjoy.

The kitchen creates the hub of the house, now with a beautiful 3 oven total control electric AGA (installed c.2021) which creates a warm welcoming atmosphere. A stylish bespoke kitchen creating a generous hub to the house with pretty stone counter tops, offering plenty of preparation space ideal for those of you that enjoy home cooking. Leading off from the kitchen/breakfast room is the dining room, offering plenty of seating for family and friends making this the ultimate entertaining and social space for more formal occasions

DETAILS

The utility room has a country cottage charm with built in seating providing plenty of handy storage, an integral tall fridge freezer along with space for a stacked tumble dryer and washing machine hidden away in a hand made cupboard. There is also a very handy laundry shoot. This coupled with a vintage Belfast sink and access to the rear courtyard garden, make it the perfect laundry area.

Upstairs you have a selection of bedrooms and beautifully refurbished bathrooms. The principal bedroom is a particularly good size with its own dressing area and ensuite bathroom which has been tastefully decorated to a high standard. Now a light, airy and inviting space.

Bedrooms two and three are spacious double bedrooms, both with bespoke built in storage areas, these rooms will certainly eliminate the age old child argument over who gets the largest bedroom. The fourth bedroom is still a good proportion and is currently used as a study offering a great space for those who wish to work from home. This room has an integral desk with space and further handy built in storage making for a fully fledged office space.

The family bathroom has been tastefully fitted out with a Victoria Albert stand alone stone bath and separate large shower with rainfall shower head. Along with a large sink with plenty of storage, a modern backlit mirror and low level WC. The separate shower room resembles a similar high standard of finish offering a further wash basin, WC and large shower unit again with rainfall shower head. All bathrooms including the ensuite have underfloor heating, heated towel rails and backlit adaptive lighting mirrors.

The property also benefits from an insulated loft, which access can be gained by a useful loft ladder and is also home to a large pressure tank supplying excellent water pressure throughout the property. New central heating and radiators have been installed throughout.

THE COTTAGE - A self catering separate property but also could be integrated into the main living accommodation. Currently a spacious 2 double bedroom annex space perfect for a dual occupation holiday let which would create a generous income. On the ground floor you have a large open plan lounge dining room and a fully equipped kitchen with a range of units, storage and worktop space. The cottage has its own segregated garden space and can be used as a private separate entity if desired.

THE STUDIO APARTMENT - A further separate space with also great letting potential. This is deceptively spacious (5.89 x 5.83) with its own entrance and bathroom (1.94 x 1.89,) which would also make it the perfect apartment for teenage independence. For projections and advice please contact Phillips Smith & Dunn.



Entrance Hall

Lounge 5.66m x 4.29m (18'7 x 14'01)

Kitchen Breakfast Room 5.46m x 4.01m (17'11 x 13'02)

Dining Room 3.89m x 3.25m (12'09 x 10'08)

Snug 2.82m x 1.75m (9'03 x 5'09)

Cloakroom

Utility Room 3.53m x 2.26m (11'07 x 7'05)

First Floor Landing

Principal Bedroom 5.66m x 4.29m (18'07 x 14'01)

Bedroom 2 4.75m x 2.79m (15'07 x 9'02)

Bedroom 3 6.71m x 2.67m (22'0 x 8'09)

Bedroom 4 2.90m x 2.67m (9'06 x 8'09)



**Family Bathroom 4.01m x 2.26m
(13'02 x 7'05)**

Shower Room

The Cottage

**Sitting Room 6.55m x 3.68m
(21'06 x 12'01)**

Kitchen 2.64m x 1.83m (8'08 x 6'00)

**Bedroom 1 3.35m x 6.71m
(11'00 x 22'00)**

Bedroom 2 2.62m x 2.29m (8'07 x 7'06)

Bathroom

**Studio Apartment 5.92m x 5.77m
(19'05 x 18'11)**

**Apartment Bathroom 1.94 x 1.89
(6'4" x 6'2")**

**Double Garage 5.92m x 5.77m
(19'05 x 18'11)**



Outside is where Stone Haven excels even further. The property has undergone extensive landscaping and remodelling and features over 100 rose bushes as well as further well stocked hedges and well established trees providing shade and privacy making it perfect for your four legged friends. There are also areas in both the rear courtyard and patio which can be enjoyed for private alfresco dining or summers entertaining.

With only a few neighbours, the property is located down a large private driveway which provides ample parking for numerous cars and also gives level access to the double garage.

Stone Haven offers an excellent combination of being within a quite peaceful location yet only moments from Bideford and Barnstaple. Horwood, is very popular amongst locals and has always proven a very sought after location when it comes to property sales. For more information or to arrange a viewing please contact our Bideford Branch of Phillips Smith and Dunn.

Please contact Edward from Phillips Smith & Dunn, Bideford for more information.



DIRECTIONS

Leaving Barnstaple on the A39 turn left at the Roundswell roundabout signposted on to the B3232 towards Newton Tracey and Torrington. Follow this road through the hamlet at St Johns Chapel and at the crest of the hill thereafter turn right towards Lovacott. Upon entering Lovacott turn right towards Horwood. Follow this road for approx half a mile and look for a junction on the right side, take this right and travel down and Stone Haven will be found on the right hand side, identified by its nameplate.



VIEWING

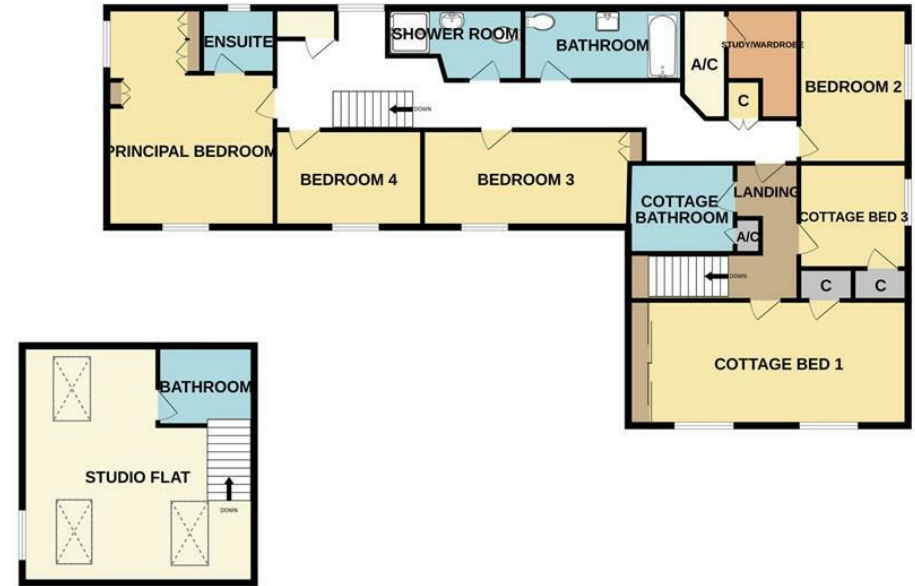
By appointment through
Phillips Smith & Dunn,
Phillips, Smith & Dunn
Barnstaple Office 01271
327878 Or, out of usual office
hours contact Edward on
07772363674



GROUND FLOOR



1ST FLOOR



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.
Made with Metropix ©2024