



CONFIDENTIALLY AVAILABLE

Discreetly Available.

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A delightful 3-bedroom barn conversion with two bedroom annex set within unspoilt countryside with approximately 4.8 acres

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### SUMMARY

A delightful 3-bedroom barn conversion along with a contemporary two-bedroom detached annex enjoying unspoilt countryside views from the property, gardens and land. Complemented by just over 4.8 acres of gardens, pasture land and woodland. Excellent agricultural barn and garage measuring 5185 square feet. We envisage this property could be perfect for dual occupation, a small holding or ideal for horses, sheep, goats, etc or someone just looking for a slice of 'the good life'.

### MORE INFORMATION

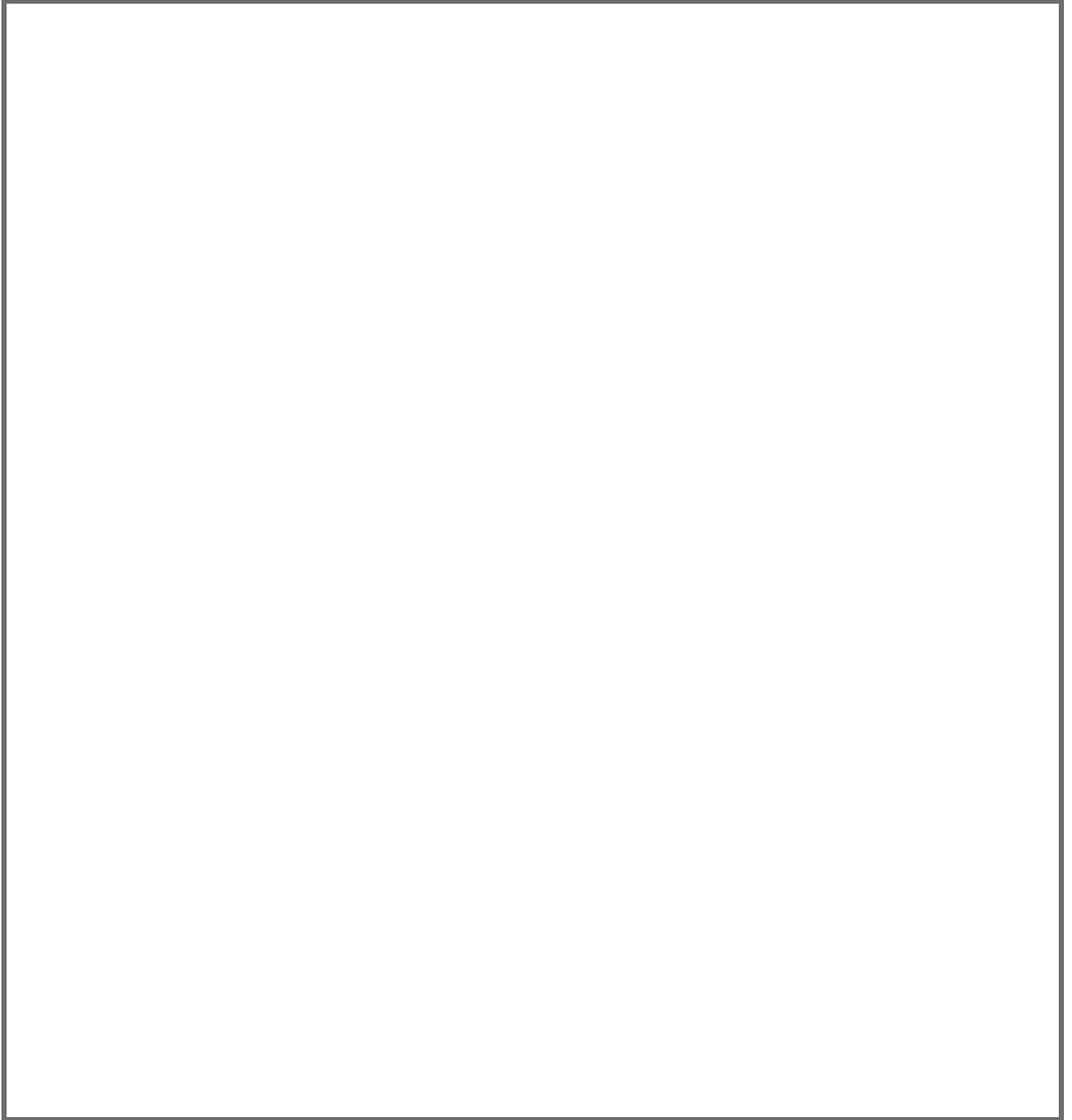
The property is currently available on a discreet basis only and as such the map does not show the actual location of the property. For further information please contact the Bideford Office on 01237 425030 or email [bideford@stags.co.uk](mailto:bideford@stags.co.uk).

- Peaceful rural location
- 3 Bedroom detached barn conversion
- 2 Bedroom detached annex
- 4.8 acres of garden, paddock and woodland
- Wonderful countryside views
- Small-holding
- Large agricultural barn
- Freehold
- Council Tax Band C

Guide Price £765,000



Discreetly Available., , EX39 2HW



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
<small>(Not relevant for this property - higher rating costs)</small>			
(92-100) A			
(81-91) B			77
(69-80) C		65	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<small>(Not energy efficient - higher rating costs)</small>			
England & Wales		EU DIRECTIVE 2002/91/EC	

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