



Saddlestone Barn





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Parkham, Bideford, Devon, EX39 5PJ

SW coastal path- 4 miles, Parkham village- walking distance,  
Bideford- 6 miles

Characterful barn conversion with detached annex and paddock of about 1.1 acre, all with magnificent views over open farmland.

- 5 Bedrooms
- Detached annex
- Extensive parking and garage
- Around 1.1 acre paddock
- Abundance of character and charm
- 4 Bathrooms
- Peaceful and private location
- Cottage garden and vegetable garden
- Freehold
- Council tax band F

Offers In Excess Of £725,000

## SITUATION

The property is situated in rolling countryside only a few miles inland from the North Devon coastline. Within walking distance is the traditional Devonshire village of Parkham which has a primary school, community hall, butchers, places of worship and village pub. Nearby is the highly favoured thatched public house and hotel 'The Hoops Inn'. The rugged North Devon coastline at Bucks Mills, approximately 4 miles away, has a pebbled beach and coastal footpath offering superb coastal walks with stunning vistas. Further amenities and attractions can be found in Bucks Cross and Peppercombe around 1.5 miles away, Woolsery 4.9 miles and the heritage village of Clovelly approximately 7 miles away. Westward Ho! is within an easy driving distance, with its famous Pebble Ridge and sandy beach. The port and market town of Bideford is approximately 6 miles away offering a wider range of facilities including various shops, butchers, banks, bakeries, pubs and restaurants, cafes and schooling for all ages (public and private). There are also 5 supermarkets, shopping outlet and retail complex with a range of popular brands.

The regional centre of Barnstaple is approximately 14 miles and offers the areas main business, shopping and commercial venues. There are also good transport connections via Barnstaple Train Station to Tiverton and the A361 link road connecting to Junction 27/M5 motorway.





## DESCRIPTION

An exceptional 5 bedroom detached barn conversion with an abundance of charm and character throughout and offering spacious, well planned accommodation with the added benefit of a detached open plan annex providing the possibility of a rental income or additional living space for dual occupancy as well as a delightful secluded cottage garden leading to a vegetable garden and paddock of about 1.1 acres, all with magnificent views over open farmland.

## ACCOMMODATION

Entrance door to wide vaulted hallway with slate flooring and underfloor heating, oak staircase to first floor, modern shower room with large shower enclosure, WC, sink and underfloor heated slate flooring. The superb triple aspect sitting room has solid wood flooring, wood burning stove with slate hearth and French doors to the front garden, there is a good-size dining room with stripped floorboards and doors out to the garden, the large farmhouse-style kitchen/dining room compliments the rest of the living space and has a good range of bespoke fitted wooden units with slate worktops and slate flooring, Belfast sink, butcher's block, oil-fired Sandyford stove and door to the garden, there is also a useful utility room with fitted units, inset sink and cupboard space.

Upstairs leading from the galleried landing is a family bathroom with shower cubicle and bath, 4 double bedrooms and 1 generous single bedroom. The impressive principle bedroom has a modern ensuite which includes a shower enclosure, WC and sink. The second bedroom is also a good size and includes another ensuite with bath, WC and sink.

## ANNEX

Set on its own next to the main house, the attractive converted stone annex which has been thoughtfully turned into open plan living accommodation with fitted kitchen and shower room and with a secluded brick cobbled courtyard outside. Attached to the annex is a useful stone store and garage/workshop. This does require some general updating but would make a superb annex for dual occupation or potential Airbnb/holiday let.

## OUTSIDE

The property is approached via a quiet country lane which leads to a five-bar gate and onto a large driveway providing ample parking for numerous vehicles. At the front is a pretty, private garden with an assortment of plants, shrubs and trees with a path to the front door.

To the rear is a delightful secluded cottage garden with paved terrace for seating, an area of lawn, woodstore and pathway leading to a good size vegetable garden with raised beds and greenhouse, from here a small gate leads onto the level paddock of about 1.1 acres all with magnificent views over open farmland.

## SERVICES

Mains electricity. Private water. Private Drainage. Oil-fired central heating.





These particulars are a guide only and should not be relied upon for any purpose.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus)	A		
81-91)	B		
69-80)	C		
55-68)	D		
39-54)	E		
21-38)	F		
1-20)	G		
Not energy efficient - higher running costs			
England & Wales		69	78
EU Directive 2002/91/EC			

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Approximate Area = 2286 sq ft / 212.4 sq m  
 Limited Use Area(s) = 144 sq ft / 13.4 sq m  
 Garage = 628 sq ft / 58.3 sq m  
 Annexe = 453 sq ft / 42.1 sq m  
 Store = 180 sq ft / 16.7 sq m  
 Total = 3691 sq ft / 342.9 sq m

For identification only - Not to scale

Denotes restricted head height

North, South, East, West

First Floor

Ground Floor

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2023. Produced for Stags. REF: 1054078