



# The Granary



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Yarnscombe, Barnstaple, Devon, EX31 3LX

Great Torrington 5 miles, Bideford and Barnstaple 8.5 miles

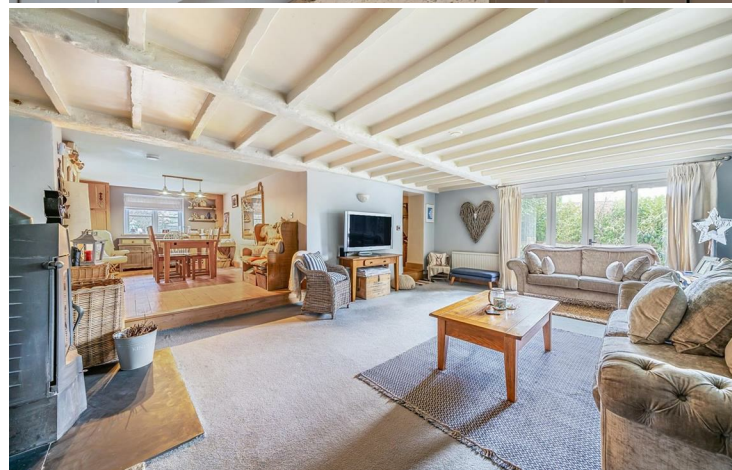
Detached three bedroom barn conversion with enclosed gardens, stable yard and 1 acre paddock. All enjoying fine countryside views.

- Barn conversion
- Gardens and paddock of around 1.5 acres
- Rural location
- Ideal riding nearby
- Freehold
- Off road parking and double garage
- Fine countryside views
- Stables, outbuilding and yard
- Could suit dual occupation
- Council tax band E

Guide Price £769,950

## SITUATION

The property is situated within a cluster of three barn conversions with The Granary located at the very end of the private drive and surrounded by its own gardens. The property is ideally located in between the towns of Barnstaple, Bideford and Torrington yet being surrounded by rolling North Devon countryside. The pretty Devonshire village of Yarnscombe which is a short drive away is known for its friendly community and village hall, offering a range of social and sporting opportunities for all ages, as well as a church and mobile library. There are a number of nearby pleasant walks to enjoy over the surrounding North Devon countryside and it is situated within easy driving distance of the coast. Great Torrington is just over 5 miles away with a range of leisure pursuits and amenities including supermarket, schooling for all ages, Pannier Market and the renowned Plough Arts Centre, which offers entertainment to suit all ages and tastes. The town itself is surrounded on three sides by common ground offering over 20 miles of footpaths and an abundance of wildlife, as well as the Tarka Trail. Exmoor and Dartmoor National Parks are both within approximately a 30 minutes drive offering providing excellent out riding, walking and other country pursuits over the moors. The larger towns of Bideford and Barnstaple, approximately 9 miles away, provide more extensive retail facilities, leisure and transport opportunities.



## DESCRIPTION

The Granary is a delightful detached barn conversion which presents elevation of stone, with double-glazed windows beneath a slate roof. Understood to have been converted in 1989, in more recent years the owners have tastefully extended and updated the property including oak finishes throughout and a stunning kitchen with views of the garden, adjoining paddock and surrounding countryside. The accommodation is arranged over two storeys and could be suitable for dual occupation with a large ground floor double bedroom with walk-in wet room. Externally The Granary does not disappoint, with parking for around 6 vehicles, double garage, gardens which surround the property giving it a complete sense of seclusion along with a 1 acre paddock, outbuildings and stables. All which can be accessed straight from the garden or the nearby green lane. We envisage this property could be perfect for someone looking to keep horses, sheep, goats, chickens etc or someone simply looking for their own private space to enjoy. Certainly, a property that needs to be viewed to be fully appreciated.

## ACCOMMODATION

Front door leads into the initial porch with engineered oak flooring which flows around most of the ground floor. The entrance hallway includes stairs to the first floor, storage cupboard, WC and opening into the superb living room, with exposed white painted timbers, French doors to a sunny front terrace and wood burner with slate hearth. This large family room is semi open plan as it moves nicely onto the dining area and kitchen, perfect for entertaining guests and family. The kitchen, bedroom and wet room extension was done around 2014 and is a wonderful space with views out to the garden and adjoining land. The kitchen itself which was fitted in 2019, has been fitted with a range of lower units with central island and quartz worktops throughout, Falcon stove induction hob and extractor hood above, quality integrated appliances include Neff dishwasher and Bosch fridge/freezer. A light room with four Velux windows and stable style oak door to the garden. From the kitchen is access to the ground floor bedroom which is a large double room with walk-in wet room, WC and sink, ideal as either the principal bedroom, for dual occupation or guest room. This can also be accessed from the living room.

Upstairs there are two double bedrooms with exposed beams and fine views, WC with sink and plumbing for shower or bath. Please note this room has not yet been finished but the owner has stated they are happy to fit what a buyer wishes to choose (subject to negotiation).

## OUTSIDE

Accessed via a shared, private no-through road, the property can be found at the very end with parking for around 6 vehicles, pedestrian access to the nearby green lane and double garage with two 'up and over' doors. Currently used for storage this could have potential to convert into a studio, home office, gym, annex or air bnb (subject to planning).

The gardens are delightful and surround the property giving it a complete sense of privacy and seclusion and really do complement the house, with a great range of mature plants, shrubs, and trees which enclose both the front and rear gardens. To the front is a seating terrace with French doors to the living room, access to the driveway, private lane and rear garden. The rear garden completely opens up and enjoys fine views of the adjoining paddock and surrounding countryside. There is a raised decked area with hotub, ideal for outdoor dining and enjoying the sunsets. Access to the garage and front driveway.

One of the owner's favourite parts to the property is that from the garden you have direct access to the fenced and enclosed stables, outbuilding and level concreted yard. These include two stables, an attached haybarn, tack room and storage for machinery. From here is access to the enclosed fenced paddock which amounts to around 1 acre and has vehicle access from the neighbouring green lane, ideal for riding straight from your home.

## SERVICES

Mains electric and water. Shared private drainage. Oil central heating.



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



Approximate Area = 1489 sq ft / 138.3 sq m  
 Limited Use Area(s) = 47 sq ft / 4.3 sq m  
 Garage / Utility = 337 sq ft / 31.3 sq m  
 Outbuildings = 1242 sq ft / 115.3 sq m  
 Total = 3115 sq ft / 289.3 sq m

For identification only - Not to scale

Denotes restricted head height

**Outbuilding**

- Shed: 6.55 x 3.94m / 21'6" x 12'11"
- Stable / Hay Shed: 8.94 x 3.48m / 29'4" x 11'5"
- 3.66 x 3.61m / 12' x 11'10"
- 3.66 x 3.56m / 12' x 11'8"
- 3.66 x 2.92m / 12' x 9'7"
- 5.84 x 3.61m / 19'2" x 11'10"

**First Floor**

- Utility: 5.21 x 2.77m / 17'1" x 9'1"
- Garage: 5.21 x 4.22m / 17'1" x 13'10"
- Bedroom 3: 4.52 x 3.05m / 14'10" x 10'
- Bedroom 2: 4.60 x 2.11m / 15'1" x 6'11"

**Ground Floor**

- Bedroom 1: 6.12 x 4.39m / 20'1" x 14'5"
- Wet Room
- Kitchen: 4.42 x 3.48m / 14'6" x 11'5"
- Dining Room: 4.88 x 3.10m / 16' x 10'2"
- Sitting Room: 6.88 x 4.62m / 21'11" x 15'2"

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Stags. REF: 1077205



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(122 plus)	A		80
(81-91)	B		
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

4 The Quay, Bideford, Devon,  
EX39 2HW

bideford@stags.co.uk

01237 425030