



Hillside Barn



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Littleham, Bideford, EX39 5HN

Bideford 4 miles, Westward Ho! Beach 5.5 miles, Barnstaple 13 miles

A brand new barn conversion set in an elevated position with wonderful views of countryside and rolling farmland

- Brand new barn conversion
- Smart home technology
- Wonderful views
- Garden
- No onward chain
- Four bedrooms
- Eco credentials
- Village location
- Parking
- Freehold

Guide Price £795,000

SITUATION

The location of Hillside Barn is simply brilliant, being set on a private, elevated site enjoying fantastic unspoilt countryside views and is within walking distance to the village yet only a 10-minute drive from Bideford and around 15 minutes to the Coast. Littleham itself has a friendly and thriving community offering a good range of amenities. The village itself benefits from a range of clubs held in the village hall, popular village pub which serves food and a Methodist and parish church. There is a good range of amenities in Bideford including banks, public houses, various shops, restaurants, places of worship, schooling for all ages (public and private) and five supermarkets. The retail park Affinity, is just a short drive away and has an excellent range of well-known branded shops, factory outlets including Crew, Jaeger and Clarks, The sandy beach at Westward Ho! is approximately 4 miles away and adjoins the Northam Burrows Country Park and the Royal North Devon Golf Club, which is reputed to be the oldest links course in England. The regional centre of Barnstaple is approximately 12 miles away and offers all the area's main business, shopping, commercial venues and train station connecting to Exeter, the A361 and onto the M5 motorway (junction 27).



DESCRIPTION

Hillside Barn is a brand new barn conversion set in an elevated position with wonderful views of countryside and rolling farmland. This stunning contemporary home is offering a buyer the opportunity to purchase their very own rural "Grand Design" style property. Hillside Barn has been finished to an exceptionally high standard throughout with quality finishings, extensive smart home technology, as well as numerous eco-credentials including state of the art zoned underfloor heating, air source heat pump and the option for an EV car charging point. The property presents beautiful composite timber-clad elevations with black-framed aluminium windows and aluminium roof and giving the property a striking and unique finish. The design of this property has created not only free-flowing, light open-plan living, but also a homely rural feel. The property seamlessly blends a mix of open-plan areas and cosy spaces that suit the modern lifestyle.

Approached off a quiet country lane with private entrance shared between two properties with a gently sloping driveway leading up to the property and parking area for two vehicles and well as a space for visitors. The south-facing garden is of generous size which will benefit from a level lawn area and an extensive terrace to sit and enjoy those stunning views. There will be outside lighting and an opportunity for a hot tub to be fitted.

On entrance you are greeted by a light entrance hallway with Karndean flooring, boot and coat storage cupboard and glimpses of the kitchen/diner and surrounding countryside. From here you have access to the utility room which includes a range of units, plumbing for white goods, worktop space and inset sink. There are four double bedrooms with the principal bedroom benefiting from a stylish en-suite shower room with WC, handwash basin and is fully tiled. The family bathroom includes tiled flooring, bespoke handwash basin with vanity, WC, heat sensor mirror and bath with rain shower above operated by Elisa smart controller. At the end of the hallway is the most impressive room of the house, the stunning triple-aspect kitchen/diner/sitting room, with vaulted ceiling, wonderful countryside views and wall-to-wall glass sliding doors, allowing an abundance of natural light and access to the terrace and garden, perfect for alfresco dining. The bespoke kitchen with Quartz worktops is of high quality and is fitted with all integrated Neff appliances including double oven, dishwasher, fridge and freezer and induction hob with extractor. The breakfast bar acts as seating and storage.

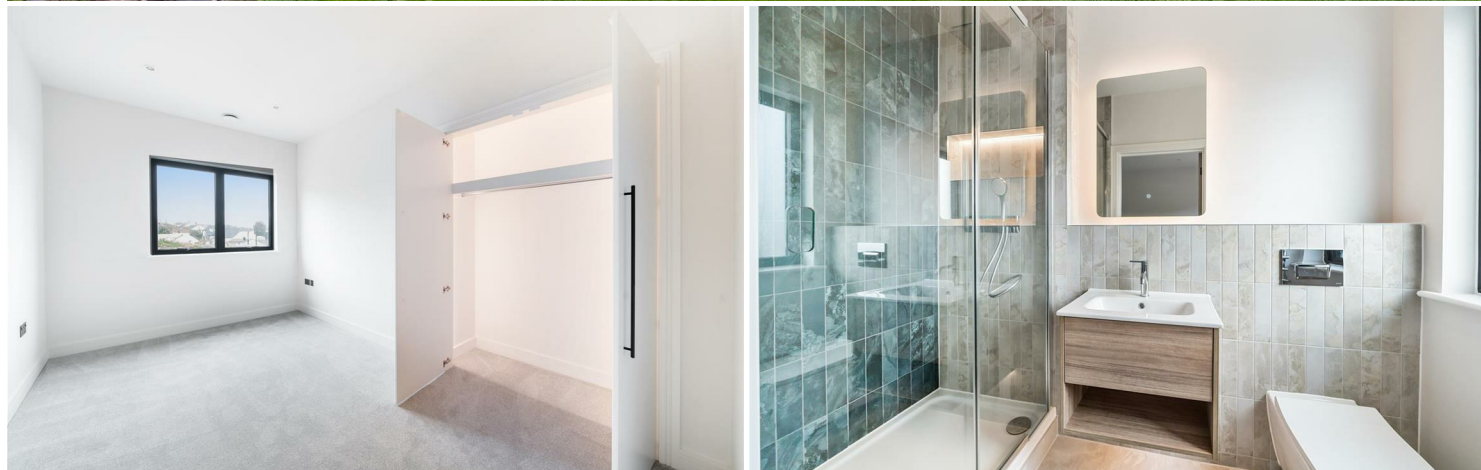
Smart Home Tech - The property is fitted with the latest smart home tech system which currently controls the lighting and heating for the home however the owners have prewired for electric blinds and curtains as well as speakers for surround sound if the buyer wishes for these to be installed.

SERVICES

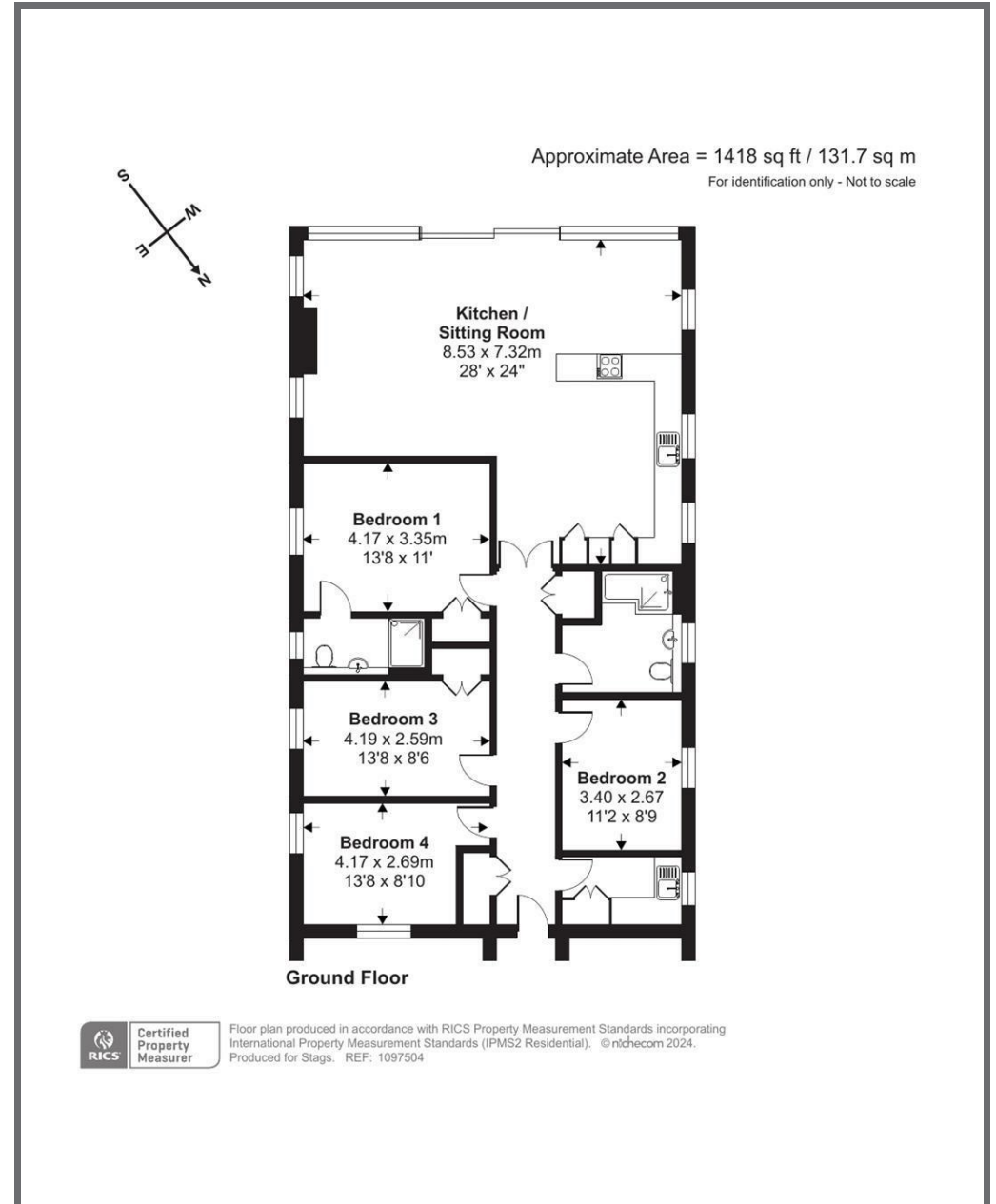
- Mains electric, water and private drainage.
- Full Fibre broadband
- Air source heat pump central heating.
- Underfloor heating throughout.
- Solar panels to be fitted.
- Option for a EV car charging point.
- Mechanical Ventilation with Heat Recovery system.
- Structural Insulated Panels
- EPC tbc- Expected B

AGENT NOTE

Because the property is nearing completion, the owners have stated they are happy at an early stage to discuss how the outside space, boundaries etc can be finished. Please be aware that some images have been computer generated.



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
Very energy efficient - lower running costs			
(92 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		EU Directive 2002/91/EC	

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