



The Old Granary







The Old Granary

Pusehill, Westward Ho!, , EX39 5AH

Westward Ho! 1 mile Bideford 2 miles Barnstaple 9 miles

Substantial 5/6 bedroom Barn conversion with 3 bedroom attached cottage situated in a picturesque valley setting yet only a short drive to Westward Ho! beach.

- Period Barn Conversion
- Character Features
- 3 Bedroom Cottage
- Triple Garage & Parking
- Countryside Views
- Picturesque Setting
- 5/6 Bedroom Barn
- 3 En-suites & 2 Bathrooms
- Extensive Gardens of 0.9 acres
- Freehold, Council Tax Band G

Offers In Excess Of £1,000,000

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SITUATION

The property has the best of both, being situated in an elevated semi-rural position yet only a mile away from Westward Ho! The coastal town of Westward Ho! is renowned for its three mile long safe and sandy beach which joins Northam Burrows Country Park and The Royal North Devon Golf Club. Access is also available to the South West coastal footpath which affords great walks, stunning vistas of the rugged North Devon Coast Line. There is also a good range of amenities including shops, butchers, Post Office, pubs and restaurants. A wider range of amenities is available in the port and market town of Bideford which is approximately two miles away and sits on the banks of the River Torridge. Amenities include various shops, butchers, pubs, restaurants, cafes, places of workshop, schooling for all ages (public and private) and three supermarkets. The regional centre of Barnstaple is approximately 10 miles away and offers all of the area's main business, shopping and commercial venues. There are also good transport opportunities via the A361 Link Road which connects the motorway network at Junction 27 of the M5 motorway or via the Rail and Tarka Lines.

DESCRIPTION

A wonderful opportunity to acquire this spacious five/six-bedroom period barn conversion with attached three-bedroom cottage situated in a picturesque valley setting with countryside views. Located less than a mile away from the popular coastal town of Westward Ho! this substantial property was converted in 1999 from a former Granary and now offers 4,348 square feet of accommodation combining modern refinements with original period features, such as exposed beams and stone work. The property is highly versatile and could be used as one large single-family residence with eight/nine bedrooms or the self-contained attached cottage could be a lucrative holiday let or could accommodate relatives or two families. There is also the possibility to AirBnB the whole of the lower ground floor as either one unit with 2/3 bedrooms or as two separate bedrooms as the current owners have been successfully doing. Externally, the property enjoys far-reaching countryside views, extensive gardens that amount to just under an acre with plenty of parking and a triple garage.





THE OLD GRANARY

The front of the property leads into the Hallway with access to the office which could be used as an additional bedroom as well as the two bedrooms each with exposed stone feature arch windows and modern en-suites. The two bedrooms have been successfully run as an AirBnB in more recent years (figures can be provided) however, there is scope potentially to rent out the whole of this ground floor as a three-bedroom unit.

Stairs lead up to the formal Dining Room with French-style patio doors that lead out into the rear gardens and double doors into the internal Hallway. The impressive Sitting Room is a cosy room with vaulted ceiling, exposed beams and large inglenook fireplace with wood-burning stove. From the internal Hallway, stairs rise to the Second Floor with doors leading to a WC. The Kitchen/ Breakfast Room is a fantastic family-orientated room, light and airy with a range of country-style units, Belfast sink, oak work surfaces and Belling stove with induction hob and extractor hood. Space for a large farmhouse style kitchen table and chairs. Countryside views can be enjoyed from a window to the front and French style patio doors lead out onto the rear gardens. Utility Room with plenty of storage space and plumbing for all white goods. A door connects the main barn with the cottage which can be locked for privacy. On the Second Floor are three double Bedrooms with En-Suite for the principal, as well as an additional modern family Bathroom.

THE COTTAGE

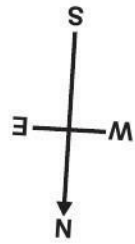
The cottage is located on the eastern side of the property and enjoys its own separate entrance. A wooden door leads to an open-plan Living Room/ Dining Room with exposed ceiling beams. There is a WC and fully-fitted Kitchen on the ground floor with stairs leading up to First Floor. Here, there are three decent-sized Bedrooms and family Bathroom.

OUTSIDE

The property is accessed via an initial shared driveway leading to a wooden double gated private parking area with extensive parking for a number of vehicles, boat, motorhome, caravan etc. and a triple garage/workshop. From here a pathway leads to the rear of the property. The gently sloping gardens are delightful and wrap around the rear and eastern side of the property giving a real sense of privacy as well as stunning countryside views. The main area is laid to lawn but with several stone-laid, sheltered seating areas, ornamental pond and an assortment of shrubs, plants and trees. The grounds amount to a total of 0.9 acres.

SERVICES

Shared private drainage. Oil fired central heating.



Denotes restricted head height

Approximate Area = 3161 sq ft / 293.6 sq m (excludes storage)

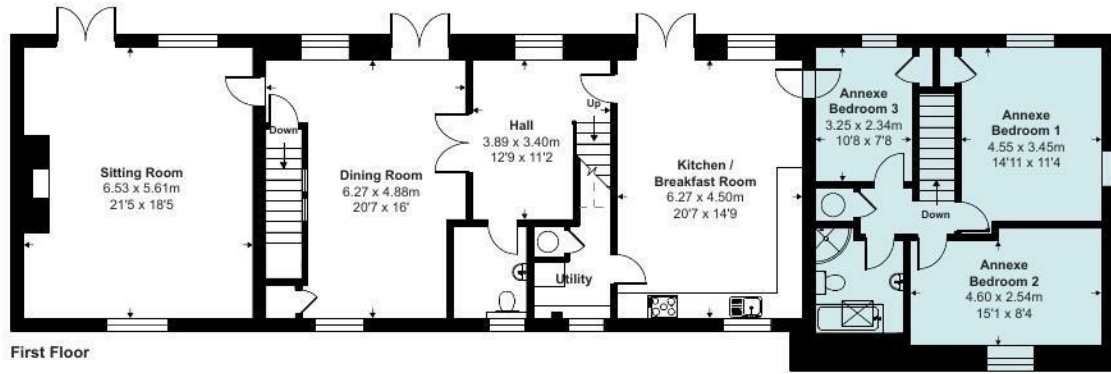
Limited Use Area(s) = 60 sq ft / 5.6 sq m

- Annexe = 1045 sq ft / 97.1 sq m

Garage = 448 sq ft / 41.6 sq m

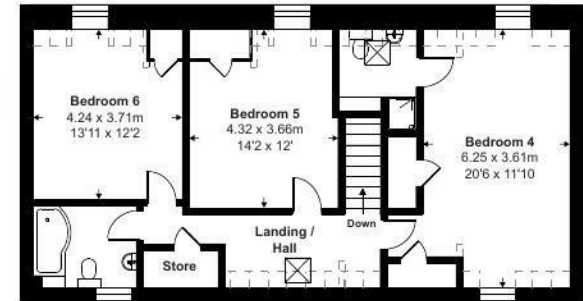
Total = 4714 sq ft / 437.9 sq m

For identification only - Not to scale

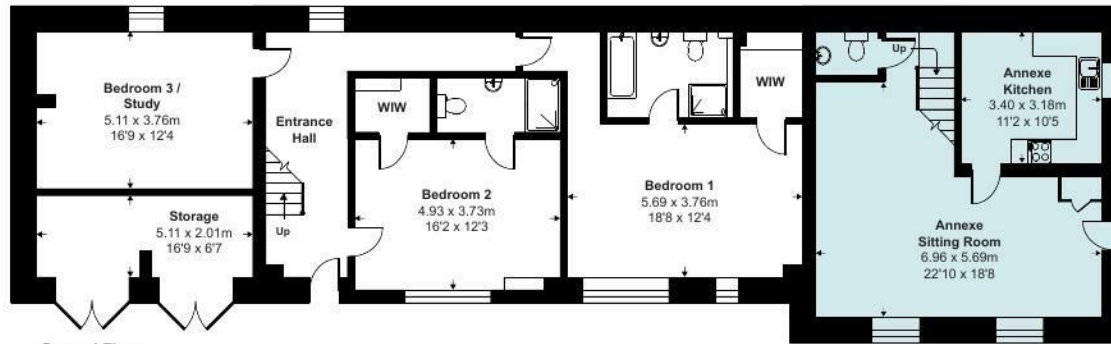


First Floor

Annexe First Floor

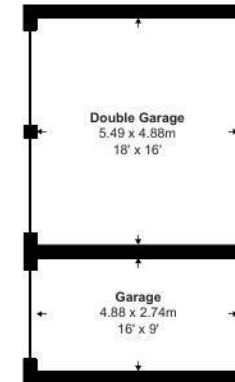


Second Floor



Ground Floor

Annexe Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nitchecom 2024. Produced for Stags. REF: 1074059



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		66	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

