



Bramble Barn



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Langtree, Torrington, EX38 8NU

Langtree village 2 miles, Great Torrington 4 miles, Bideford 9 miles, Westward Ho! 12 miles.

Attached five bedroom barn conversion with accommodation arranged over three floors with fantastic gardens of around 1.4 acres.

- 5 Bedrooms
- Gardens of around 1.4 acres
- Wonderful countryside views
- Original features
- Freehold
- 1970 sq ft of accommodation
- Rural location
- Barn conversion
- Parking and garage
- Council tax band E

Guide Price £650,000

SITUATION

Located on the outskirts of the village of Langtree, in a rural location, yet only two miles away from facilities including primary school, church and village hall. Great Torrington is also nearby and offers a wider range of amenities, schooling and a range of tourist attractions including the Tarka Trail, Dartington Crystal, RHS Rosemoor Gardens, golf course and swimming pool. The port and market town of Bideford has a similarly wide range of facilities. The property is well situated with a mixture of leisure pursuits close at hand including the sandy beaches at Westward Ho!, and Bude and access to the South West Coastal footpath at Westward Ho! taking in the stunning vistas of the rugged North Devon Coastline. Further afield is Dartmoor National Park affording excellent long walks. From Barnstaple there is access to Junction 27, of the M5 motorway, via the A361 or via rail at the train station to Tiverton Parkway and Exeter St David's which connects to the rest of the rail network.



DESCRIPTION

Nestled within some of Devon's finest rural countryside is this eye-catching attached stone barn conversion. Bramble barn is one of six conversions set down a quiet country lane, surrounded by rolling farmland and enjoys panoramic views over rolling hills, farmland and Dartmoor in the distance. This stunning family home was converted around 1998 and now offers over 1900 sq ft of light and spacious accommodation arranged over three floors. Outside, is where the property really does come into its own, with extensive and private rear gardens of around 1.48 acres and off-road parking with double tandem garage to the front.

ACCOMMODATION

The property is accessed via a solid oak partly-glazed door into the hallway with ceiling beams, stairs rising to the first floor and access to three double bedrooms and a family shower room. The principal bedroom benefits from built-in wardrobes, doors to the garden terrace and en-suite with bath, WC and sink.

The first floor is a wonderful space and acts as the 'hub' of the home. Being partly open plan with vaulted ceiling and many exposed original beams while also enjoying access to the garden and fine views of the surrounding countryside, it is certainly a space that has the instant wow factor. Included on this floor is a utility space with WC, fitted units, inset sink and plumbing for all white goods. On from here is a modern fitted kitchen with slate worktops, inset sink and Stoves range cooker with gas hob. This flows nicely into the dining room with space for large table and with French doors which lead onto the raised garden terrace. Solid wood doors lead into the dual aspect living room with wood burner. A great space which can either be closed off for a cosy living room or opened into the dining room for more of an open plan feel. Great for entertaining.

On the second floor there is two double bedrooms and a family bathroom which includes a bath, shower, WC and sink.

OUTSIDE

To the front is driveway parking and attached double tandem garage with vehicle access into the garden.

The wonderful gardens to Bramble Barn extend to over 1.4 acres and enjoy complete privacy while also boasting some wonderful panoramic views over rolling hills, farmland and Dartmoor in the distance. Providing large area of lawns, an assortment of established shrubs and trees, two terraces for seating and large polytunnel as well as small section of natural woodland which is a haven for wildlife.

A quiet, tranquil garden which complements the fabulous setting of the house.

SERVICES

Mains electricity and water. Private drainage. LPG central heating.



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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		70	77
EU Directive 2002/91/EC			

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Approximate Area = 1970 sq ft / 183 sq m
 Limited Use Area(s) = 27 sq ft / 2.5 sq m
 Garage = 520 sq ft / 48.3 sq m
 Total = 2517 sq ft / 233.8 sq m

For identification only - Not to scale

First Floor

Raised Ground Floor

Garage
10.59 x 4.57m
34'9" x 15'

Ground Floor

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Stags. REF: 1115681