



Red Barn Farm



Red Barn Farm, Stibb Cross

Torrington, Devon, EX38 8LW

Great Torrington 5.5 miles, Bideford 9 miles and Westward Ho! beach 11 miles

A spacious and stunning five double bedroom barn conversion, set within six acres on the edge of the popular North Devon village of Stibb Cross.

- Five double bedroom U-shaped barn conversion
- Vaulted kitchen with granite worktops
- Master suite with en-suite and walk-in wardrobe
- Two large barns with development potential
- Freehold
- Approx. six acres, ideal for equestrian use
- Triple-aspect living room with mezzanine
- Exposed beams and vaulted ceilings throughout
- Gated access, ample parking, and paddocks
- Council Tax Band F

Guide Price £895,000

SITUATION

The property is situated in Stibb Cross which has a popular pub and on the outskirts of the village, a farm shop. The historic market town of Great Torrington is approximately 5.5 miles away and offers a wider range of amenities such as bank, butchers, various shops, Post Office, pet shop and places of worship. There is also the Plough Arts Centre which is a theatre, cinema & art gallery, supermarkets, pubs, restaurants, schooling, swimming pool, golf course, RHS Rosemoor Gardens and Dartington Crystal. Great Torrington is also surrounded by acres of communal grounds and offers fantastic walks. The port and market town of Bideford offers a wider range of amenities including schooling for all ages (public and private), 5 supermarkets and retail park. The nearest, safe and sandy beach is Westward Ho! and adjoins Northam Burrows Country Park. The market town of Holsworthy is 10 miles away with further amenities such as schools, restaurants, pub and Waitrose. Barnstaple is approximately 18 miles away with the area's main businesses, shopping and commercial venues

DESCRIPTION

Red Barn Farm is a beautifully presented five double bedroom U-shaped barn conversion, offering generous and versatile accommodation set within approximately six acres on the outskirts of the popular North Devon village of Stibb Cross. Converted in 2020 by the current owners, the property combines contemporary living with exceptional character features, including vaulted ceilings, exposed beams, and bespoke architectural detailing throughout.

Enjoying a private rural setting with far-reaching countryside views towards Dartmoor, Red Barn Farm provides an outstanding opportunity for those seeking a spacious family home with equestrian or smallholding potential. The property also benefits from multiple outbuildings, ample parking, and gated access.



ACCOMMODATION

At the heart of the home is the superbly appointed kitchen, finished to an exacting standard with vaulted ceilings, a feature stained glass window, granite worktops, a “Belling” range-style oven, and space for a fridge/freezer and dishwasher. French doors lead to the rear garden, and there is ample room for a dining table and chairs. A separate utility room provides access to a cloakroom and the rear garden.

The triple-aspect living room is an exceptional space, filled with natural light and featuring vaulted ceilings, a mezzanine seating area—ideal as a study—with French doors opening to a balcony enjoying panoramic countryside views. Bifold doors lead out to a composite decked seating area that overlooks the surrounding acreage.

The dual-aspect master bedroom offers a sense of luxury with French doors to the front garden, a walk-in wardrobe, and a stylish en-suite shower room. The remaining four bedrooms are all comfortable doubles, complemented by a modern family bathroom comprising a panelled bath, wash hand basin, and close coupled WC.

Throughout, the property showcases charming rustic details, including exposed beams and local slate sills and thresholds, creating a warm and welcoming atmosphere.

OUTSIDE

Red Barn Farm is approached via secure CCTV gated access into a spacious parking area for multiple vehicles which in turn leads into a courtyard area laid with stone chippings, forming a sunny, south-facing space ideal for outdoor entertaining.

The grounds extend to approximately six acres and are divided into several paddocks, ideally suited to equestrian or livestock use. A traditional red agricultural barn of notable size offers excellent potential for alternative use, subject to the necessary planning consents. A further large barn provides substantial storage. One of the paddocks includes a stable/livestock barn, further enhancing the property's appeal to equestrian buyers.

This exceptional property offers the perfect balance of rural living and modern comfort, with generous accommodation and versatile land and outbuildings—all within easy reach of local amenities and transport links.

PROPERTY INFORMATION

Mains electrics and water.
Private drainage (septic tank).
Calor gas under floor central heating.
According to Ofcom, standard broadband is available at the property and mobile signal is likely with EE, Vodaphone, O2 and Three. For further information please see the Ofcom website.
What3words - ///bookcases.plump.wanted



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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