



Silcombe Barton







Silcombe Barton

Bish Mill, South Molton, Devon, EX36 4FY

Bishops Nympton 1 mile South Molton 2 miles

Predominantly 'off grid', a superb contemporary barn conversion with useful outbuildings and land

- Superb Contemporary Barn Conversion
- Large open-plan living room/dining room/kitchen
- Snug
- Excellent range of useful and adaptable outbuildings
- Freehold
- Predominantly 'Off Grid'
- Utility and cloakroom
- 4 double bedrooms (all en-suite)
- Total about 10.36 acres
- Council Tax Band E

Guide Price £850,000

Stags South Molton

29 The Square, South Molton, EX36 3AQ

01769 572263 | south-molton@stags.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | enquiries@tlo.co.uk



Situation

Silcombe Barton is beautifully tucked away yet in a very easily accessible location between South Molton and Bishops Nympton and is nicely set within its own land. The village of Bishops Nympton is only a mile away and has a village hall, primary school, community shop and Post Office. The local market town of South Molton is only two miles and offers a good range of facilities and amenities including schooling to secondary level, a popular and award winning pannier market held on Thursdays and Saturdays and weekly livestock markets. The A361 (North Devon Link Road) bypasses the town and provides an excellent link to the regional centre of Barnstaple (12 miles) and Tiverton and the M5 (J 27) to the south east with a mainline connection at Tiverton Parkway on the London Paddington line. Exmoor National Park is within easy reach by car and provides superb riding and walking facilities. The famous North Devon coast with its rugged coastline and excellent sandy beaches at Saunton, Croyde, Putsborough and Woolacombe are also within easy driving distance.

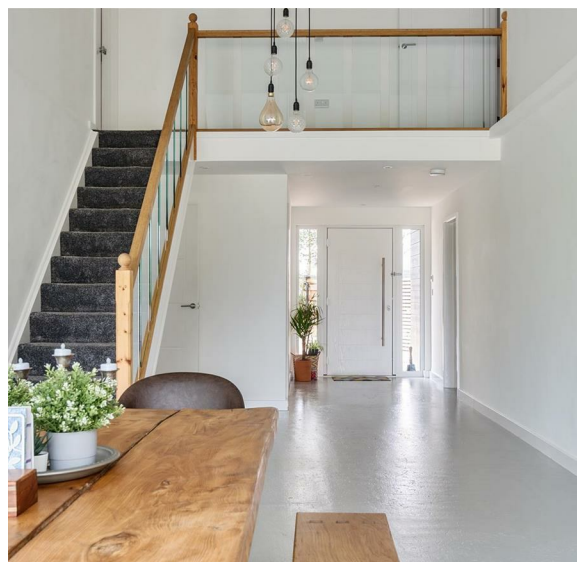
Description

Skilfully completed in 2023, Silcombe Barton is a superb, contemporary barn conversion in a tucked away setting yet close to local centres. Of concrete block and timber framed construction with a cedar lapboard cladding, the property offers very spacious and beautifully presented accommodation throughout. The dwelling is complemented by a superb range of adaptable outbuildings and a good holding of land.

Accommodation

The front door leads into the wide HALL which opens into the large open-plan LIVING ROOM/DINING ROOM and KITCHEN with a superb outlook through wide, glazed bi-fold doors. The living area has a wood burning stove and the kitchen is superbly fitted with a modern range of contemporary style units with sink unit and integrated appliances including a wine fridge, dishwasher, large fridge and freezer and two LPG ovens. There is a matching island unit with 5 ring LPG hob. The UTILITY has a stainless steel sink unit, plumbing for washing machine and space for dryer, LPG boiler and hot water cylinder. There is also a CLOAKROOM. Off the hall is a cosier SNUG and TWO GROUND FLOOR DOUBLE BEDROOMS both with superbly appointed EN-SUITE BATH/SHOWERS ROOMS.

On the FIRST FLOOR there is a glass panelled GALLERIED LANDING overlooking the living accommodation. There are TWO FURTHER DOUBLE BEDROOMS with eaves storage and, also with superbly appointed EN-SUITE SHOWER ROOMS.





Outside

The bi-fold doors lead out onto a large, paved terrace adjoining the conversion with a large, lawned area and orchard above.

Adjacent to the barn is a two-bay LOG STORE and a useful STUDY / OFFICE BUILDING with wood burning stove, power and light and a GREENHOUSE, There is also a timber-framed ENTERTAINMENT ROOM with timber bar, CLOAKROOM and STORE to the rear.

A large, open-fronted IMPLEMENT SHED/CAR PORT leads on to a very useful and adaptable open-fronted BARN/SHED.

The Land

The barn and buildings sit centrally within a block of gently sloping pasture and arable land, divided into two main enclosures. In total the property extends to about 10.36 ACRES.

Services

The property is predominantly 'off grid' with no mains services. Electricity is provided by a solar PV array with battery storage and back-up diesel generator. Water is from a borehole supply. LPG fired central heating (underfloor to the ground floor, radiators to the first floor). Drainage is to a mini treatment plant.

Mobile - Likely outside from all major providers (Ofcom).

Broadband - Standard available (Ofcom).

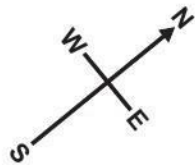
Viewing

Strictly by confirmed prior appointment through the sole-selling agents, Stags on 01769 572263.

Directions

From South Molton take the B3227 eastwards toward Bish Mill whereupon take the right turn opposite The Mill Inn signed to Bishops Nympton and Rackenford. Continue up the hill and the entrance to the property will be seen on the left.

What3words Ref: farm.skylights.shuts



Denotes restricted
head height

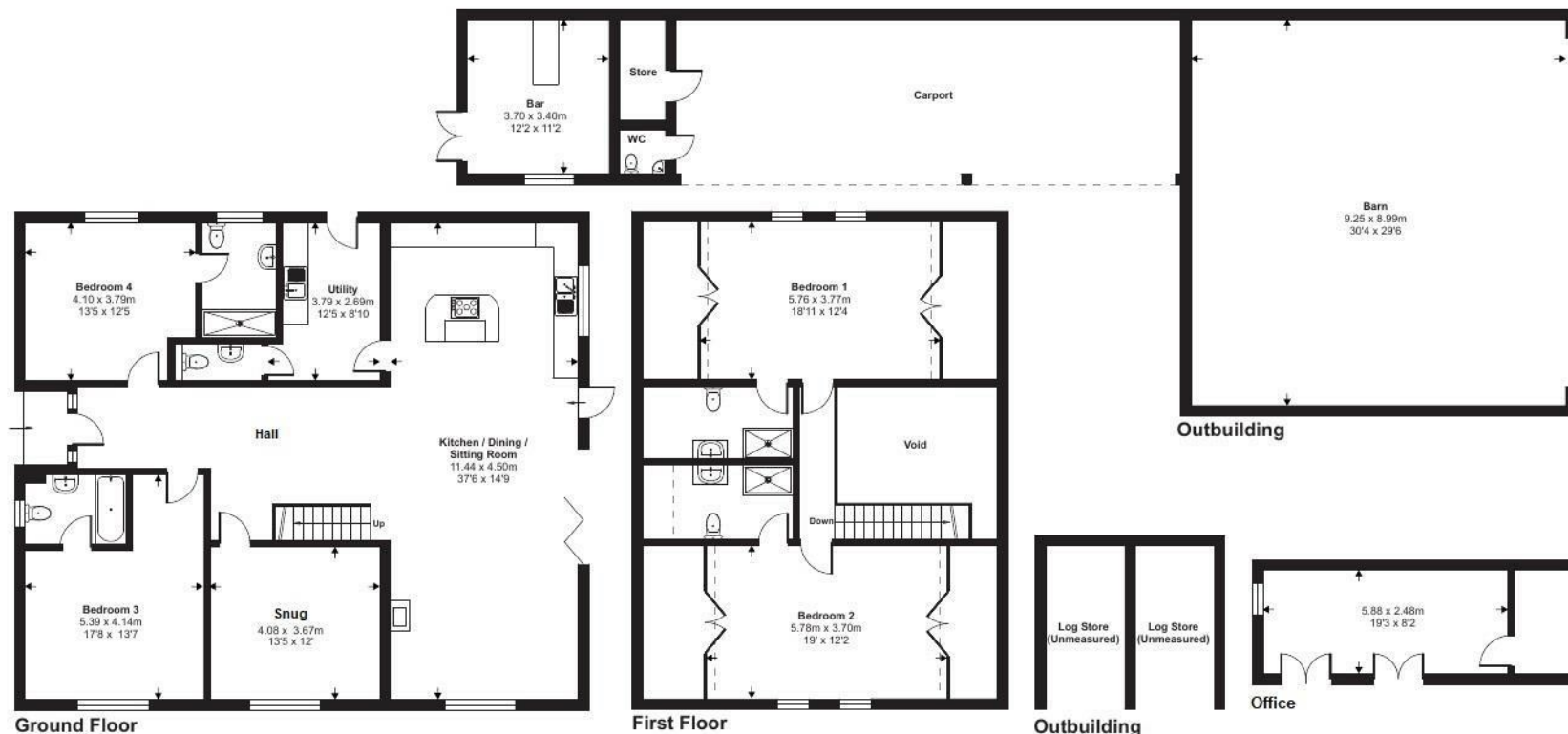
Approximate Area = 2247 sq ft / 208.7 sq m (excludes carport / void / Log stores)

Limited Use Area(s) = 270 sq ft / 25 sq m

Outbuildings = 1348 sq ft / 125.2 sq m

Total = 3865 sq ft / 358.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2025. Produced for Stags. REF: 1273454



STAGS

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		100
(92 plus) A		
(81-91) B	85	
(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	



