



Highfield Barn







Highfield Barn Langridgeford

Atherington, Umberleigh, Devon, EX37 9HP

Glorious rural surroundings. Village amenities within easy access. Barnstaple 20/25 minutes.

A superb detached period barn converted in an eco friendly, contemporary theme set in half an acre in glorious rural surroundings, commanding fine, distant views towards Exmoor.

- Hall, Open Plan Living Room/Kitchen
- 4 Bedrooms, 3 Bath or Shower Rooms
- Double Garage with loft room above
- Landscaped, manageable gardens.
- Freehold
- Pantry, Utility/Boot/Cloakroom
- Triple Glazing. Double glazed Conservatory.
- Ample Parking, Electric Gates
- Internal Inspection Essential
- Council Tax Band E

Guide Price £715,000

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SITUATION AND AMENITIES

In a timeless hamlet on the outskirts of Atherington Village which is a typical rural North Devon village with old Saxon Church. About 1 ½ miles away is a petrol station/small supermarket, the neighbouring village of High Bickington is approximately 2 miles and offers primary school, village shop, popular pubs, doctor's surgery, leisure centre and golf course. Also within easy access are the market towns of Torrington and South Molton. Barnstaple the Regional Centre, is about 8 ½ miles and houses the area's main business, commercial, leisure and shopping venues as well as North Devon District Hospital and theatre. North Devon's rugged coast line, including the popular resorts of Appledore, Croyde, Instow and Woolacombe are all easily accessible as is Exmoor National Park over which there are far reaching views from the property. At Barnstaple there is access to the North Devon Link road leading through to Junction 27 of the M5. Barnstaple railhead provides a link to the National railway system at Exeter which is about 35 miles, there are closer links at Umberleigh.

DESCRIPTION

This fabulous barn has been imaginatively and sympathetically converted to a high specification and with an emphasis of eco friendly features. The period shell presents elevations of lime render and exposed stone with triple glazed passive haus approved windows with slate cills and solid oak lintels, all beneath a slate roof and with galvanised gutters and down pipes. The interior is an entirely air tight, low carbon, passive, contemporary home with a grey theme which follows through from the newly added, double glazed conservatory, kitchen and bathrooms to the wardrobes and fitted carpets (first floor). A particular feature is the mechanical ventilation with heat recovery [mvrh] system, CCTV cameras have been strategically placed externally, the electric entrance gates are automatically controlled and there is an Architects Certificate in place. The barn is complemented by a substantial double garage on a concrete base with Douglas fir frame with ornate staddle stone supports, there is a brick base, timber clad frame beneath a slate roof which incorporates a very useful storage room with staircase, water, power and light connected. This building is almost too good to accommodate vehicles and is considered to have potential for a variety of other uses such as conversion to studio, offices, leisure etc subject to any necessary planning permission. All in all Highfield Barn is one of those properties which is often sought, but seldom found and of which an internal inspection is strongly advised. The property is accessed from the lane via double gated entrance and tarmac forecourt initially shared, there are then private electrically operated galvanised and coated gates on brick pillars with very attractive stone and rendered wall flanking either side. Within the wall is separate pedestrian gate which leads to the rear of the barn where there is an attractive paved courtyard with stone and brick retaining walls and electrical sockets with hedge then screening the property from the road. To the front of the barn there is an extensive gravelled driveway which sweeps between the property and the garage on to the right of the barn where there is ample parking and turning space. To the right and rear of the property is a detached workshop as well as a separate garden store with power & light.. There is ample scope to extend the main barn, subject to planning permission. The property backs onto an equestrian facility understood to specialise in racehorses. The boundaries are fenced with young laurel hedges planted below. There is some willow screening.





GROUND FLOOR

Glazed door to OPEN PLAN LIVING ROOM/KITCHEN there are glazed doors back on to the front drive and therefore double aspect views. A particular highlight of this room are two feature walls clad in natural Ash one of which has coloured mood lighting trained upon it which also runs throughout the room and for those party animals, even includes a disco light facility. There is wood effect flooring throughout the room, provision for wall mounted TV. The kitchen is by Howdens in a matt grey theme with stone effect work surfaces and handle less cupboards and drawers. This incorporates a moulded sink, a Lamona integrated dishwasher, Neff double oven with microwave, a central island incorporates a Neff Wifi induction hob with downward extractor vent/slide and hide fan over, wine cooler, bin and recycling facility, pan drawers, bottle rack, integrated fridge and breakfast bar all complimented by industrial style brushed steel and copper lights above. A walk in pantry has movement activated lighting, fitted shelving and ample space for American style fridge/freezer. UTILITY ROOM with matching units to the kitchen incorporating single drainer stainless sink, wall cupboards, plumbing for washing machine, space for tumble dryer, matching floor to the kitchen. REAR HALL with glazed door to courtyard. CLOAKROOM/PLANT ROOM wash hand basin, vanity cupboard, low level WC, Ubiflux vigor unit and water cylinder. From the reception area, a double glazed door gives access to the newly added CONSERVATORY/DINING ROOM, with double doors to courtyard. An oak staircase has glazed panels inset and leads to

FIRST FLOOR

LANDING/SITTING ROOM with vaulted beamed ceiling. BEDROOM 1 is double aspect also with vaulted beamed ceiling, two over head built in storage cupboards, built in double wardrobes, sliding mirror fronted doors. EN-SUITE SHOWER ROOM with both hand held and over head shower units, slate base, tiled surround, wash hand basin with vanity cupboard under, low level WC, wall light, shaver point, heated towel rail/radiator, slate tiled floor. BEDROOM 2 similar wardrobes to bedroom 1, over head storage cupboard. EN-SUITE SHOWER ROOM with similar fittings to bedroom 1. BEDROOM 3 built in wardrobes with sliding mirror fronted doors, vaulted ceiling with exposed beams. BEDROOM 4 similar fittings and ceiling to bedroom 3. FAMILY BATHROOM with panel bath, overhead shower, folding shower screen, wash hand basin, vanity cupboard under, low level WC, heated towel rail/radiator, shaver point, wall light, double medicine cabinet, slate tiled floor, tiled walls.

SERVICES

Mains electricity and water, under floor heating on the ground floor. Grant Vortex eco external boiler. Excellent fibre broadband. Remote control operated external lighting can be switched on when entering the property at night. Private drainage system.

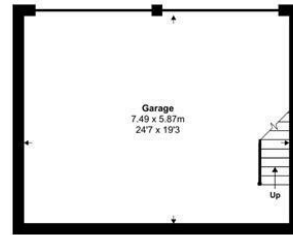
DIRECTIONS

From Barnstaple take the B3227 Exeter Road, pass through Bishops Tawton and continue for several miles. Before reaching Umberleigh bear right signposted Atherington on the Torrington Road. Go through Atherington Village, down the steep hill and on rising on the far side pass over the minor cross roads and the barn will be found on the right hand side identified by our for sale sign.

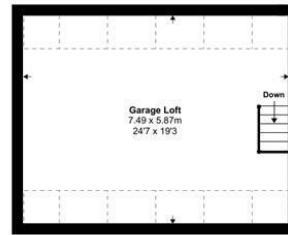
Approximate Area = 1591 sq ft / 147.8 sq m
 Limited Used Area = 98 sq ft / 9.1 sq m
 Garage = 806 sq ft / 74.8 sq m
 Outbuildings = 254 sq ft / 23.5 sq m
 Total = 1914 sq ft / 177.8 sq m
 For identification only - Not to scale



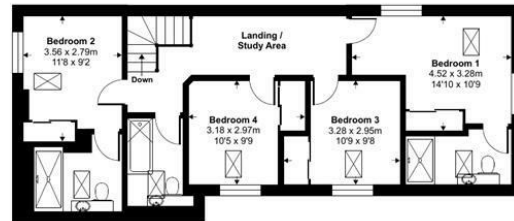
Denotes restricted head height



Garage Ground Floor



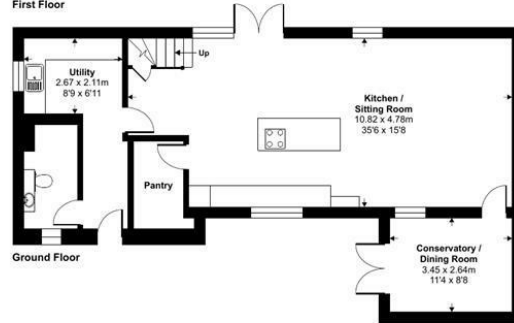
Garage First Floor



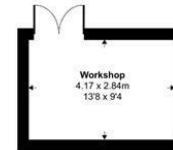
First Floor



Outbuilding 2



Ground Floor



Outbuilding 1

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2023. Produced for Stags - REF: 721845.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		100
	(81-91) B	82	
	(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	



