



Highfield Barn

Atherington | Umberleigh | Barnstaple | North Devon | EX37 9HP



BY DESIGN

Key Features

- Striking Barn Conversion
- Four Bedrooms
- Three Bath/Shower Rooms
- Open Plan Living
- Eco Conscious Design
- Double Detached Garage
- The Whole around 0.5 Acre
- High Specifications
- Ample Parking
- Main Accommodation: 1,475 sq ft
- Close To Atherington Village
- EPC: B & CT: E



About

"Where heritage meets light, style and sweeping views."

Highfield Barn is a home where heritage and modernity meet in perfect balance. Once a working barn, it has been reimagined into a light-filled sanctuary, with soaring ceilings, exposed beams and walls of glass.

Every space has been designed with thought: an open-plan living area for gathering, intimate corners for retreat, and bedrooms that offer both comfort and style.

Outside, landscaped gardens wrap the house in colour and texture, leading to terraces where you can sit and watch the sun dip behind the fields.

Here is a property that celebrates its past while offering every convenience of today such as underfloor heating, bespoke finishes, and eco-conscious touches.

Whether as a full-time residence or a country escape, Highfield Barn is more than just a house. It is a place to live, to breathe and to truly belong.



Property Description

The ground floor centres around a spacious open-plan kitchen, dining and living area, designed for both everyday use and entertaining. The kitchen is fitted with modern cabinetry, integrated appliances, and a large central island, flowing into a generous sitting room with exposed beams and extensive glazing. This arrangement creates a light, practical hub with distinct yet connected zones. An additional conservatory can be used as a separate dining room, a secondary reception or morning room

A utility and cloakroom add further convenience.

Upstairs, a galleried landing overlooks the main living area and provides access to further bedroom space, offering flexibility for guest accommodation, hobbies, or home working.

The bedroom accommodation is well planned, with the principal suite featuring a large double bedroom, dressing area, and en-suite shower room.

Additional bedrooms are spacious doubles, with the second bedroom also en-suite and bedrooms three & four are served by a family bathroom. All the bathrooms are beautifully fitted with contemporary fixtures.























Outside

Outside, Highfield Barn unfolds as generously as within.

A sweeping driveway leads to ample parking and a substantial double garage, above which a versatile loft room provides the perfect playroom, studio, or retreat.

Beside it, a workshop hints at further potential for hobbies or projects, adding to the home's practicality.

Lawned gardens embrace the property, flowing gently towards countryside views that stretch unbroken to the horizon.

Here, everyday life is set against a backdrop of rolling fields, the setting as purposeful as it is poetic, blending utility with the calm beauty of the rural landscape.







Floorplan



Gross Internal Floor Area : 231.84 m2 ... 2495.50 ft2

This floor plan is for illustrative purposes and layout guidance only. It is not drawn to scale.
Dimensions should not be used for carpet or flooring sizes and are not intended to form part of any contract.



Location

Highfield Barn rests in a coveted corner of North Devon, where town, moor and sea come together in rare harmony.

Just outside Barnstaple, the region's historic market town, the property is framed by the untamed beauty of Exmoor National Park and the ever-changing drama of the Atlantic coast.

The pretty village of Atherington, with its timeless rural character, lies close by, offering a sense of community amidst rolling fields.

Despite the tranquillity, connections are excellent: The A361 links swiftly to Exeter and the M5, while Tiverton Parkway places London little more than two hours away by train. Closer still, Umberleigh station provides a direct line to Exeter.

Families will find outstanding educational opportunities, most notably at West Buckland School, long regarded as one of Devon's finest.

Here, the lifestyle is both grounded and connected. Rural peace, enriched by the ease of access to city, coast, and country alike.

DISCLAIMERS

These particulars are for guidance only and do not form part of any offer or contract. All descriptions, dimensions and details are given in good faith but must not be relied upon as statements of fact. Buyers should satisfy themselves by inspection or other means. Measurements are approximate. Floor plans and photographs are illustrative only and may be enhanced digitally for marketing purposes. Services and appliances have not been tested. Properties may be withdrawn or sold without notice, and availability should be checked prior to viewing. In line with mandatory Money Laundering Regulations, proof of address, identity and source of purchase funds will be required before a sale can be agreed. This is carried out securely via Credas, an FCA regulated company, for a nominal charge of £50 + VAT per buyer.

NOTES & SERVICES

- EPC Rating: B
- Tenure: Freehold
- Council Tax Band: E
- Local Authority: North Devon
- Services: Mains Electric & Water. Private Drainage System.
- Underfloor Heating on Ground Floor & Whole House Heat Recovery System
- Broadband: FTTP
- Viewing strictly by appointment



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