



Symonds
& Sampson

Red Barn Farm
Stibb Cross, Torrington, Devon

Red Barn Farm

Stibb Cross
Torrington
Devon
EX38 8LW



- Spacious modern five- bedroom barn conversion
- Two large barns with development potential STP
- Set in approximately 5.40 acres (2.18 hectares)
 - Level and productive grass land paddocks
 - Potential for smallholding or equestrian use
 - Far reaching countryside views

Guide Price **£897,500**

Freehold

Tiverton Agricultural
01884 218911
tiverton@symondsandsampson.co.uk



THE PROPERTY

Red Barn Farm is a unique U-shaped south facing barn conversion which was designed and converted in 2020 by the current owners. It finely balances the original character of the barn combining traditional exposed beams and local slate sills with modern, light and spacious living accommodation. The current owners added bespoke finishes when it was converted, such as individually designed stained glass window features.

With the benefit of single storey living and 5 spacious double bedrooms this property offers flexible living with potential for a home office or gym or utilised as a comfortable family home. The principal suite is located in the western end of the property with large bedroom, walk in wardrobe and en-suite as well as sliding glass doors leading straight into the gardens.

The kitchen with granite worktops, central island and high ceilings offers a functional and social space with adjoining utility with cloakroom. Adjacent is the living room where the vaulted ceilings continue in the fresh modern space with the benefit of a wood burner and mezzanine snug creating a cosy feel. The double height gable end windows leading to the outdoor seating area allows the room to truly benefit from the views across the paddocks to the Devon countryside beyond. Central to the house is a south-facing courtyard space ideal for outdoor entertaining. There is also a small balcony overlooking the courtyard and land, being south-facing allowing you to soak up the views of Dartmoor.

OUTSIDE

The outside space and its potential are a defining feature for this property. The secured gateway entrance, with security camera system, leads to the private driveway which comes to the front of the property with large gravel parking area suitable for multiple vehicles.

With several outbuildings, grass paddocks and orchard set in approximately 5.40 acres, this property has the potential for livestock and equestrian use. It has been well designed to make the most of more traditional garden spaces and small orchard. The grass paddocks have been well managed and divided into parcels by secure livestock fencing.



OUTBUILDINGS

The timber workshop (13.78 x 6.23 metres) is currently utilised as additional storage but would be well suited to conversion for stables or livestock as it benefits from concrete floor, water and electricity connection.

The general purpose barn (18.79 x 12.29 metres) is currently utilised for storage and would be well suited to a wide range of uses, including potential conversion, subject to planning consents. There is also a timber field shelter which has been used for housing sheep and lambing located within the paddock. There may be additional planning potential subject to obtaining the required consents.

SITUATION

The property is located on the edge of the popular village of Stibb Cross with popular pub and farm shop. For further amenities, the historic market town of Torrington is approximately 5.5 miles away and benefits from amenities such as banks, Post Office, supermarkets, butchers and various independent stores.

There are a number of good-rated schools in the area both in surrounding villages and larger towns.

The property is located within 10 miles of the North Devon coastline meaning it is easily accessible for days out at the beaches of Clovelly and Westward Ho!





DIRECTIONS

What3words: ///attending.feeds.fragments

SERVICES

Mains electric and water.

Private drainage (septic tank)

Calor gas underfloor central heating.

According to Ofcom, standard broadband is available at the property and mobile signal is likely. For further information please see the Ofcom website.

VIEWINGS

Viewings strictly by appointment with Symonds & Sampson. Please contact the Tiverton Office on 01884 218911.





Stibb Cross, Torrington

Approximate Area = 2606 sq ft / 242.1 sq m
 Outbuilding = 3918 sq ft / 363.9 sq m
 Total = 6524 sq ft / 606 sq m
 For identification only - Not to scale



GROUND FLOOR

| Energy Efficiency Rating | |
|--|-----------|
| Current | Potential |
| Your energy bill will be lower saving costs 61 68 | |
| A | A |
| B | B |
| C | C |
| D | D |
| E | E |
| F | F |
| G | G |

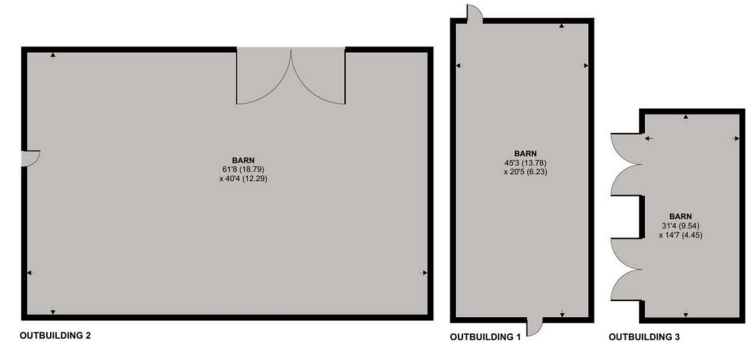
Not energy efficient - High energy costs
 England & Wales EU Directive 2002/91/EC

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2026. Produced for Symonds & Sampson. REF: 1448348



Stibb Cross, Torrington

Approximate Area = 2606 sq ft / 242.1 sq m
 Outbuilding = 3918 sq ft / 363.9 sq m
 Total = 6524 sq ft / 606 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). © ncthemcom 2026. Produced for Symonds & Sampson. REF: 1448348



Tiv/SV/030426



01884 218911

tiverton@symondsandsampson.co.uk
 Symonds & Sampson LLP
 15 Swallow Court, Devonshire Gate
 Tiverton, Devon EX16 7EJ



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT

Symonds
& Sampson

