



DEEPWELL BARN
LANDCROSS, BIDEFORD, DEVON, EX39 5JA

Exclusive Homes
£695,000

A beautifully converted stone barn, set within exclusive private surroundings, where countryside tranquillity and the North Devon lifestyle come together effortlessly, with the added benefit of approved plans to extend the accommodation and create a substantial five-bedroom home.

Tucked away within an exclusive enclave of just five individual homes, approached via a private road and surrounded by beautiful North Devon countryside, Deepwell Barn is an exceptional detached stone barn conversion offering approximately 1,740 sq ft of characterful accommodation, generous gardens and an enviable lifestyle setting.

Blending the timeless appeal of traditional stone construction with the comforts of modern living, this beautifully presented home offers a rare opportunity to enjoy the peace and privacy of a rural setting whilst remaining within easy reach of the coast, picturesque villages and the everyday amenities of nearby towns and villages. Adding further appeal, planning permission has been granted for a two-bedroom extension (Planning Reference: 1/0444/2024/FUL), presenting a fantastic opportunity to significantly enhance the existing accommodation and create a substantial five-bedroom family home whilst retaining the property's charm and character.

At the heart of the home lies a welcoming lounge dining room, a wonderfully sociable space rich in character, featuring an impressive stone fireplace with a wood-burning stove creating a natural focal point and a cosy atmosphere throughout the seasons. Whether hosting family gatherings or enjoying quiet evenings by the fire, this is a room designed for both entertaining and relaxation.

The kitchen breakfast room is equally appealing, thoughtfully designed around a range-style cooker and offering ample space for informal dining, making it the perfect setting for everything from leisurely breakfasts to preparing meals for family and friends. Complementing the kitchen is a practical utility room and separate boot room, ideal for modern country living, providing invaluable space for muddy boots, outdoor clothing, pets and everyday household essentials.







The accommodation extends to three well-proportioned bedrooms, including a superb principal suite which enjoys the luxury of a private balcony overlooking the surrounding countryside. From this elevated position, the far-reaching rural outlook provides a beautiful backdrop to daily life, whilst the accompanying en-suite shower room creates a peaceful and private retreat.

Outside, the generous gardens are a particular feature of the property. Predominantly laid to lawn and enjoying a high degree of privacy, they provide an excellent setting for outdoor entertaining, gardening enthusiasts or simply enjoying the tranquillity of the surrounding countryside. The grounds offer ample space for children to play, summer gatherings with friends and family, or simply relaxing with a book in the sunshine.

A particularly appealing aspect of Deepwell Barn is the extent of the land on offer. Beyond the formal gardens, gated access at the top of the garden leads to an additional parcel of land, providing wonderful versatility for a variety of uses. Whether utilised as a space for recreation, keeping animals, creating a productive kitchen garden or simply preserving as a natural extension of the grounds, this additional area enhances both the lifestyle appeal and privacy of the property.

In total, the property and grounds extend to approximately 1.5 acres, creating a rare sense of space and freedom that is increasingly difficult to find. The combination of beautifully maintained gardens and additional land allows purchasers to enjoy a true country lifestyle whilst still benefiting from a manageable and highly accessible setting. The grounds also provide numerous vantage points from which to enjoy the surrounding rural scenery and changing seasons.





For those seeking a home capable of adapting to their lifestyle, the approved extension offers exciting scope for future growth, with permission already secured to increase the accommodation to five bedrooms. Combined with the extensive outdoor space, the property is perfectly suited to growing families, multi-generational living or those seeking additional guest accommodation, home working space or hobby rooms. The peaceful setting, generous plot size and future potential ensure an exceptional degree of privacy, flexibility and enjoyment throughout the year.

For those who enjoy an active outdoor lifestyle, nearby access to the Tarka Trail places miles of scenic walking and cycling routes almost on the doorstep. Following the estuary towards Instow leads to sandy beaches, waterside restaurants, cafés and welcoming pubs, while heading in the opposite direction brings you to Fremington Quay, a favourite stop for cyclists and walkers with its café, estuary views and picturesque surroundings.

Beyond the trail, the beaches of Westward Ho!, the historic quayside charm of Bideford and the amenities of Barnstaple are all within easy reach, offering an outstanding blend of coastal adventure, countryside living and everyday convenience.

Deepwell Barn represents a rare opportunity to acquire a substantial detached barn conversion in one of North Devon's most desirable rural settings; a home that combines character, comfort and an exceptional quality of life in equal measure. With approximately 1.5 acres of grounds, additional land accessed via gates from the garden and the added benefit of approved planning permission for a two-bedroom extension, offering the potential to create a five-bedroom residence, this is a property perfectly suited to those seeking space, privacy and a genuine connection with the surrounding countryside.

Services: Mains electric and water. Oil fired central heating & Private Drainage.

Energy Performance Certificate: D - 67

Council Tax: E (£13101.25 per annum)



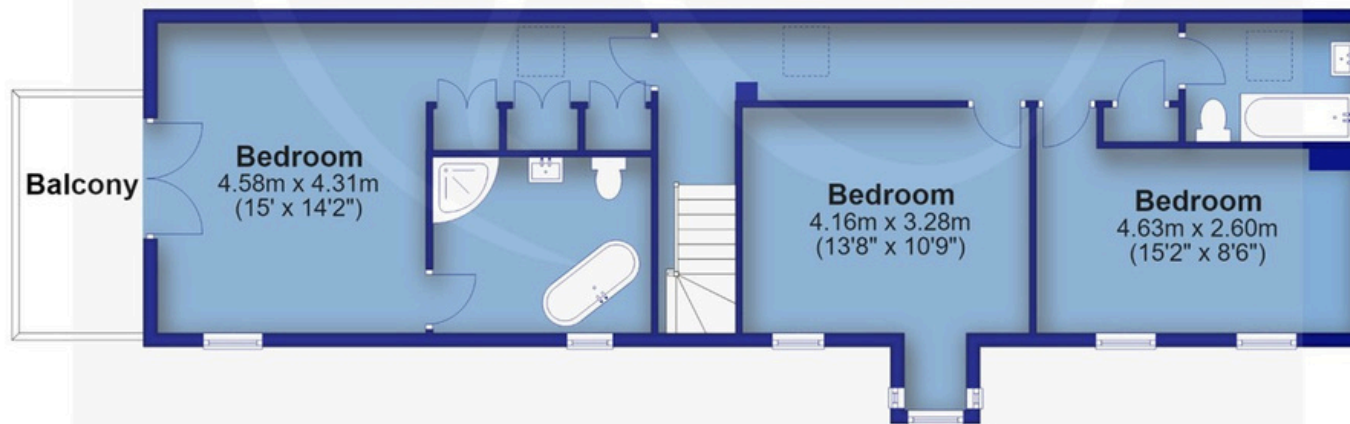
Ground Floor

Approx. 85.4 sq. metres (919.1 sq. feet)



First Floor

Approx. 79.3 sq. metres (853.8 sq. feet)
(excluding Balcony)



Total area: approx. 164.7 sq. metres (1772.9 sq. feet)

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