

# Charming Barn Conversion

Witherhill Granary, High Bickington, UMBERLEIGH, EX37 9BQ

Guide Price

£775,000



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# Character Converted Barn With Period Details Land, Stables & Solar

Witherhill Granary, High Bickington, UMBERLEIGH, EX37 9BQ



Witherhill Granary is an exceptional Grade II listed residence showcasing a stunning blend of period, character and modern comfort, with attractive stone and partially rendered elevations, bespoke double-glazed windows, and a traditional slate roof.

Steeped in architectural and historical significance, the interior offers an appealing mix of original features and contemporary finishes. The flexible layout is ideal for multigenerational living or as a home with income potential - perfect for use as a guest house or B&B.

Set within approximately 3.5 acres, the property includes formal gardens, paddocks, ample off-road parking, and a variety of timber outbuildings and stables. Viewing is essential to fully appreciate the scale, character, and charm of this unique home.

A large, open-fronted porch leads to a striking reception hall with vaulted and beamed ceilings, stone flooring, and a walk-in larder. Steps descend to a stylish shower room, featuring a travertine basin with slate surround, a tiled shower cubicle, WC, and tiled walls.

The sitting room is a beautifully proportioned triple-aspect space, showcasing an open stone inglenook fireplace with display niches, a wood-burning stove, and French oak flooring. The room also boasts exposed beams, a window seat, and arched alcoves.

# DETAILS

The dining room, also with oak flooring and exposed timbers, opens into the kitchen, which continues the traditional aesthetic with country-style cream units, oak worktops, and a Belfast sink. High-end appliances include a Smeg oven, Samsung gas hob, and integrated fridge/freezer, alongside a recessed electric Aga with tiled surround. A central slate-topped island provides additional storage and workspace.

From the hall, a utility/rear porch offers practical amenities including a Belfast sink, plumbing for a washing machine, stable door to the garden, and an overhead clothes airer.

## First Floor

A short staircase leads to a mezzanine landing, currently arranged as a library and reading nook with fitted bookcases and storage, overlooking the main hall.

Bedroom 1 enjoys a double aspect, built-in wardrobes, and a private dressing area. The en-suite bathroom features a wood-panelled bath, traditional fixtures, pedestal basin, WC, and an additional porcelain washbasin set into a pine vanity unit.

## Lower Ground Floor

Descending from the hall, the lower landing provides access to utility cupboards and the inner hall, which leads to:

Bedroom 2, currently used as a lounge, with built-in storage and garden views.

Bedroom 3, similarly styled with views and built-in wardrobe.

Bedroom 4, part of a potential guest suite, with garden outlook and adjoining bathroom 2 with cast iron antique victorian roll-top bath, traditional tiling, basin and WC.

## Outside

A shared private drive (owned by Witherhill Granary) provides vehicular access and ample parking. Adjacent is a timber outbuilding (approx. 28'5" x 15'5") housing a wood store, tool shed, and freezer room, all with power and lighting.

## VIEWING

By appointment through our  
Phillips, Smith & Dunn Bideford office-



**Entrance Hall 4.8m x 4.75m (15'8" x 15'7")**

**Utility Room**

**Dining Room 4.4m x 4.4m (14'5" x 14'5")**

**Kitchen 5.13m x 4.47m (16'9" x 14'7")**

**Sitting Room 6.53m x 6.4m (21'5" x 20'11")**

**Lower Ground Floor**

**Bathroom**

**Bedroom 2 3.73m x 3.66m (12'2" x 12'0")**

**Bedroom 3 3.5m x 3.43m (11'5" x 11'3")**

**Bedroom 4/Study 3.45m x 2.8m (11'3" x 9'2")**

**Shower Room**

**First Floor**



Bedroom 1 6.68m x 4.83m (21'10" x 15'10")

En Suite



## Gardens & Land

To the west, a brick patio leads into a lawned garden with mature trees and vibrant planting. The southern side offers a raised terrace with an arbour, ornamental fish pond, and another lawn area enjoying panoramic countryside views.

Beyond, a gated paddock connects to the stable yard with three loose boxes, a tack room and store. A productive orchard and kitchen garden features raised beds. There are also privately owned solar panels located on the western side of the garden which help towards generating an additional income and reducing energy bills.

A larger enclosed field/paddock to the south includes a small willow copse, offering further potential for equestrian or smallholding use. NO ONWARD CHAIN.



## DIRECTIONS

From Barnstaple proceed along the A377 for approximately 8½ miles and shortly after passing Weirmarsh Farm and restaurant, bear right at Weirmarsh Cross into Nethergrove Lane which is unmarked. Continue along this lane for approximately 1½ miles and the property will be found set back from the road on the left hand side identified by our for sale board. Alternatively passing through High Bickington village from Barnstaple, after leaving the village bear left into Nethergrove Lane and the property will be found after approximately 1 mile on the right hand side.



## VIEWING

By appointment through  
Phillips Smith & Dunn,  
Phillips, Smith & Dunn Bideford  
Office  
01237 879797



# High Bickington, UMBERLEIGH, EX37

Approximate Area = 2426 sq ft / 225.3 sq m (includes shed & excludes atrium / vaulted ceiling)

Outbuilding(s) = 1048 sq ft / 97.4 sq m

Total = 3474 sq ft / 322.7 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). Produced for Webbers Property Services - REF: 1276843

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