



## Directions

From Bideford, proceed out of the town in a northerly direction and, at Heywood Roundabout, turn left onto the A39. Continue along this road through Ford and Fairy Cross, Horns Cross, and Bucks Cross until reaching the roundabout at Clovelly Cross. Proceed straight across and then turn right onto the B3248 towards Hartland. After approximately 1 mile, and just beyond a post box, the entrance to Highford Farm will be found on the right-hand side between two brick pillars (also signposted "Donkey Stables"). Continue down the drive, where the subject property will be found on the left-hand side.

**Looking to sell? Let us value your property for free!**

Call 01237 879797

or email [bideford@phillipsland.com](mailto:bideford@phillipsland.com)

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.

Copyright 2016 Phillips Smith & Dunn. All rights reserved. Phillips Smith & Dunn is a name of P. S. & D. Limited.

Our company registration number is 04753854 and we are registered in England and Wales.

## New Barn

New Barn, Highford Farm, Higher Clovelly, Bideford, EX39 5SA

- Single Storey Holiday Property
- Electric Heating
- Private and Communal Parking
- 2 Double Bedrooms
- Superb Rural and Coastal Views
- Magnificent Coastal location
- Double Glazing
- Private and Communal Garden Areas
- A Must See!

Offers In Excess Of

**£225,000**



## Room list:

### Living Room/Kitchen

7.32m minimum x 4.78m  
(24' minimum x 15'8")

### Bedroom 1

4.78m maximum x 4.04m  
maximum (15'8" maximum  
x 13'3" maximum)

### Bedroom 2

3.05m x 3.05m (10' x 10')

### Shower Room

2.08m x 1.60m (6'10" x  
5'3")

Highford Farm is a cluster of properties forming part of an attractive Grade II listed model farm (although New Barn itself is not listed), which has been converted into a number of unique and individual homes, each with its own charm and character. New Barn is effectively a recently built property with stone-faced elevations and now comprises a predominantly single-storey dwelling subject to a holiday occupancy restriction. As such, it is ideally suited as a holiday letting unit with immense potential.

The accommodation is well presented throughout, benefiting from double glazing and electric heating, together with a range of character features including exposed 'A' frames, arched windows, and a full-height stone chimney breast (non-functional). Offered to the market with no onward chain, Phillips Smith & Dunn, as selling agents, strongly recommend an early internal inspection for anyone seeking a stunning holiday residence with excellent letting potential. Early viewing is highly recommended to avoid disappointment.

Briefly, the accommodation comprises a superb open-plan, triple-aspect living room/kitchen featuring a magnificent vaulted ceiling with exposed 'A' frames, ample kitchen storage, and an integral oven and hob. There is also a delightful full-height mock chimney breast, glazed doors opening onto an external seating area, and a staircase (with storage cupboard beneath) leading to the dual-aspect first-floor bedroom. The bedroom has restricted head height in parts but enjoys delightful rural and coastal views towards Bideford and Barnstaple Bay. Additional ground-floor accommodation includes a double bedroom and a well-appointed shower room.

The property stands on a level plot with a gravelled front garden designed for ease of maintenance, bounded by a low brick wall. To the side is an enclosed seating area with external lighting, ideal for al fresco dining and for enjoying the magnificent views previously described. Beneath this area is a useful storage facility.

Adjacent to New Barn is a designated parking space, with additional communal parking located just a short walk away. Residents also benefit from access to communal grounds within the Highford Farm development.

## Services

Mains Water and Electric. Communal  
Drainage

## Council Tax band

C

## EPC Rating

E

## Tenure

Freehold

## Viewings

Strictly by appointment with the  
Phillips, Smith & Dunn Bideford  
branch on  
01237 879797



## Situation

Higher Clovelly is a rural hamlet situated within easy reach of the North Devon coastline. The picturesque, pedestrianised fishing village of Clovelly is just a short drive away, while the nearby village of Hartland, approximately 2.5 miles distant, caters for many everyday needs. A regular bus service operates nearby to the port and market town of Bideford, which offers a good range of amenities, passing through the highly popular village of Woolsery en route. The North Cornish coastline is also within easy driving distance.

Barnstaple, North Devon's regional centre, situated on the banks of the Rivers Taw and Yeo, is approximately 30-40 minutes away by car and offers the area's principal shopping, business, and commercial facilities.

AGENTS NOTE: This property is subject to a 12-month holiday occupancy restriction and therefore cannot be occupied as a primary residence. An annual service charge of £785 is payable, covering waste services, maintenance of the communal drainage system, communal grounds, and other shared areas within the development.

