







## 2 Church View Court

Stoke Rivers, Barnstaple, Devon, EX32 7LD

Exmoor 3 miles, Barnstaple 5 miles. The coast 30 minutes. The Link Road 20 minutes

A superb barn conversion offering deceptively generous & beautifully presented accommodation in a timeless & tranquil village, on high ground enjoying breath taking views

- Hall, Cloakroom, Study
- Kitchen/Breakfast Room, Utility
- Parking for 2. Large workshop with WC
- Double Glazing. Oil C.H
- Council Tax Band E
- Sitting Room, Dining Room
- 4 Double Bedrooms & 2 Bathrooms
- Landscaped garden with pond
- Immaculate - Must be viewed
- Freehold

Guide Price £525,000

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### SITUATION & AMENITIES

Stoke Rivers is a delightful unspoilt village with good community spirit. The property is on high ground, enjoying beautiful far-reaching views towards the coast, and on the fringe of Exmoor National Park. The nearby villages of Bratton Fleming and Goodleigh offer facilities including primary schooling, as well as the prestigious West Buckland School being only 10 minutes away. There is a fantastic gastropub in the next village of Goodleigh – a lovely place to walk along the bridleway to for Sunday lunch. Barnstaple town centre is about 15 minutes by car and as the regional centre offers the area's primary business, commercial, leisure and shopping venues, as well as live theatre and North Devon District Hospital. At South Molton the North Devon Link Road can be joined, giving access in a further 30 minutes or so to Jct.27 of the M5 Motorway, and where Tiverton Parkway offers a fast service of trains to London Paddington in just over 2 hours. North Devon's famous surfing beaches are less than ½ hour away.

### DESCRIPTION

2 Church View Court is quite simply an exceptional property. Originally converted from a farmyard complex about 15 years ago, the property is one of five individual stone barns set around a central courtyard. The house presents elevations of stone to the front and painted render to the rear with brick surrounds to the apertures, all beneath a slate roof. All windows and doors are in UPVC double glazed units. The TARDIS-like interior really needs to be viewed to be fully appreciated, because the accommodation is not only generous and versatile, but is presented to an exceptionally high standard. During their tenure, since the property was converted, the vendors have refined the original shell and have added their own flair and style to create an incredibly special home, where quality 21st Century refinements sit well with original period features. A particular feature of the property is the vendors' use of striking colours, wallpapers, flooring and panelling. The house is complemented by well-tended gardens which have been arranged a series of external 'rooms' to follow the sun around, find shade and enjoy different vistas. The over large workshop or studio also has a gardener's wc. In conclusion, if you are looking for something interesting, unique and unusual with manageable garden, peacefully situated – this could be it.





## ACCOMMODATION

### GROUND FLOOR

The half-glazed front door flanked by glazed side panels floods the ENTRANCE HALL with light. This has a Chinese slate floor and staircase rising to First Floor (described later). The Chinese slate floor runs through into the CLOAKROOM with low level wc, wash hand basin with cupboard under, half tiled walls, ladder-style heated towel rail/radiator, extractor fan. Door to INNER LOBBY. Small STUDY with walk-in cupboard downstairs. Steps down to delightful SITTING ROOM a focal point of which is a cylindrical wood burner on slate hearth. Two pairs of French doors lead on to the REAR GARDEN and DECKING covered by rustic PERGOLA – ideal for Al fresco dining and to enjoy the wonderful views. Returning to the ENTRANCE HALL there is access to the DINING ROOM part painted wood panelled walls with ornament shelf, large picture window to front. Galleried steps to KITCHEN/BREAKFAST ROOM extensive range of units with wood effect work surfaces incorporating 1 ½ bowl single drainer stainless steel sink unit, matching wall units, fitted breakfast table for four, integrated Bosch dishwasher. The Rangemaster incorporating electric ovens and induction hob is available by separate negotiation if required. Extractor hood. Cupboard concealing oil-fired boiler for central heating and domestic hot water, French doors to GARDEN, slate flooring which runs through to the UTILITY ROOM with matching units to the kitchen, single drainer stainless steel sink, space for American-style fridge/freezer, space and plumbing for washing machine, space for tumble dryer above.

### FIRST FLOOR

LANDING. BEDROOM 1 fine views, two fitted chests of fifteen drawers, polished walnut boarded flooring also used as a relief wall behind the bed, flanked by faux library bookshelf decoration. DRESSING AREA incorporating double and single fitted wardrobes. ENSUITE SHOWER ROOM with movement activate light and light activated extractor fan, corner tiled shower cubicle, handheld and overhead shower units, pedestal wash basin, low level wc, ladder-style heated towel rail/radiator, Travertine flooring. BEDROOM 2 fine views, vaulted beamed ceiling. BEDROOM 3 fine views, vaulted beamed ceiling. BEDROOM 4 window to front. BATH/SHOWER ROOM fitted to a high specification with quality contemporary fittings, including tub bath with handheld shower attachment, shower cubicle with handheld and overhead shower units, Dolce Macchiato aqua board surround by Linda Barker, pedestal wash basin, low level wc, slate-effect flooring, ladder-style heated towel rail/radiator, extractor fan, four wall mirrors, which reflect the light around.

### OUTSIDE

Immediately in front of the property are two private parking spaces. There are additional visitors' spaces within the general courtyard area. To the rear, as previously mentioned, the GARDEN has been cleverly landscaped as a series of external 'rooms'. The leisure 'room' nearest to the rear elevation of the property features a GALLERIED DECK with PERGOLA above. There is ample seating as well as a barbecue area. There are two LOG STORES and a smaller TERRACE immediately outside the Kitchen – ideal for a morning coffee or something stronger in the evening. A brick paviour pathway then meanders down, passing a Japanese-influenced area on the left. There is then 'room' two, featuring an ornamental POND with lawned surround and well-stocked beds and borders – double-fenced for animal and child safety. The pathway continues beneath a rustic arbour with fairy lights to 'room' three – a productive KITCHEN GARDEN with Eden GREENHOUSE (10' x 8'). At the bottom of the plot a bespoke WORKSHOP/STUDIO constructed by the vendors, with power and light connected, a fitted work bench and gardeners wc. In the rear boundary there is a gate leading to a dustbin area, the oil tank and rear pedestrian access.

### SERVICES

Mains drainage, electricity and water. Oil-fired central heating.

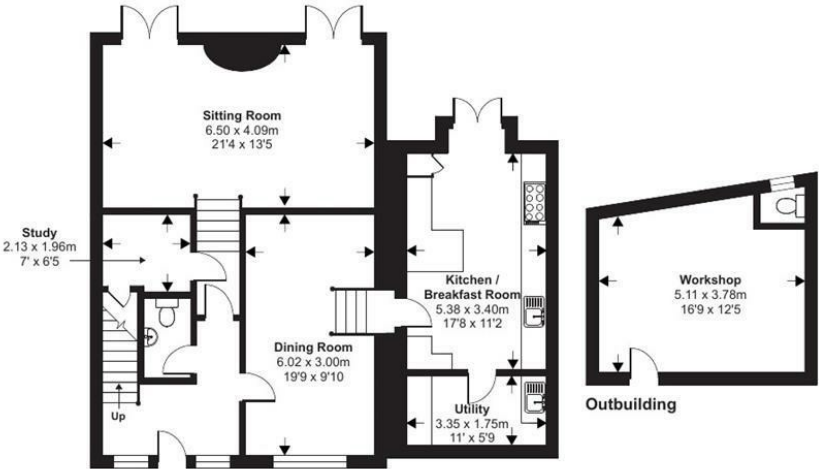
### DIRECTIONS

From Barnstaple take Bear Street and the Goodleigh Road signposted 'Goodleigh/Bratton Fleming' and continue as if towards Bratton Fleming. At Chelfham turn right under the viaduct signed posted 'Stoke Rivers'. On entering the village, you come to a fork in the road and on your right is Church View Court. No.2 will be identified by our For Sale board.

Approximate Area = 2170 sq ft / 201.6 sq m  
Outbuilding = 232 sq ft / 21.5 sq m  
Total = 2402 sq ft / 223.1 sq m  
For identification only - Not to scale



First Floor



Ground Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Stags. REF: 1409489



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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 73                      | 76        |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             |                         |           |
|                                             | EU Directive 2002/91/EC |           |



