



The Barn



The Barn

Bickleton, Barnstaple, EX31 3GG

Instow/Freminton 1.5 Miles, Barnstaple centre 4 Miles

A characterful and homely barn conversion sitting in an extremely private position with grounds of around 0.6 acres, enjoying complete tranquillity with fine views of the surrounding countryside

- Recently renovated
- Gardens of around 0.6 acres
- Extensive parking & Outbuildings
- Ideal main residence/2nd home or holiday let
- Council Tax Band D
- Wonderful setting
- Barn conversion
- Close to Instow beach
- Freehold
- No onward chain

Guide Price £550,000

SITUATION & AMENITIES

In a timeless and tranquil hamlet enjoying unspoilt countryside views, yet just a few minutes drive from the local village of Fremington and the favoured coastal resort of Instow, as well as Bideford and Barnstaple. Fremington provides a good range of local amenities including shops, post office, medical centre and primary school. Instow offers further local amenities including village shop/delicatessen/post office, public house/restaurants, well regarded primary school, Yacht Club, cricket club and beach etc. The port and market town of Bideford has a wider range of amenities including shops, banks, schooling for all ages and supermarkets, this is about 5 miles. Barnstaple, the Regional centre, houses the areas main shopping, business and commercial venues as well as the North Devon leisure centre, Tarka Tennis centre and North Devon District hospital. Nearby there is access to the North Devon Link Road which provides access, in about 50 minutes, to Junction 27 of the M5 motorway where Tiverton Parkway also offers a fast service of trains to London Paddington in just over 2 hours. North Devon's coastline with its famous sandy surfing beaches is about half an hour by car. There are a number of golf courses in the area including the oldest course in the land at Westward Ho! and Championship links courses at Saunton.



DESCRIPTION

A highly individual conversion of a former barn which has recently undergone extensive renovations. This homely barn conversion is full of character, and sits in an extremely private position with grounds of around 0.6 acres, enjoying complete tranquillity with fine views of the surrounding countryside. The property is approached via a pair of Devon Curved Heel gates to an extensive gravelled driveway providing ample parking that leads to the stables and a generously sized workshop, all of which offer a fantastic amount of potential to be converted, subject to any necessary planning consents. This is certainly a property that needs to be viewed to be fully appreciated.

ACCOMMODATION

Upon entering, you are welcomed into a delightful living room with vaulted ceiling, exposed stone, slate sills, staircase with mezzanine above, French doors to the garden and wood burner. This flows seamlessly into the kitchen, which has fitted LVT flooring and a brand-new Wren kitchen and includes a range of units, composite sink, integrated AEG dishwasher, oven, induction hob and fridge freezer. Adjoined is a utility room with matching built-in units with Samsung washing machine and tumble dryer. To the other side is a dining room with French doors to the garden. The ground floor also accommodates a double bedroom and a stylish bathroom which is fully tiled and includes side panel bath with shower above, WC, sink with vanity unit, 2 x towel radiators, shaving socket and heated mirror.

On the First Floor you are greeted by a mezzanine that provides a study/office area, this leads into the 2nd bedroom which is a nice sized double room with storage space and Velux window.

OUTSIDE

The property is approached via a pair of Devon Curved Heel gates to an extensive gravelled driveway providing ample parking that leads to the stables and a generously sized workshop, all of which offer a fantastic amount of potential to be converted or perfect for storage, classic cars etc. The south-facing gardens present a newly laid sweeping lawn which is around 0.6 acres and adjoins open countryside. We envisage there is scope to build garaging or extend the property further - all subject to necessary planning consents.

SERVICES

- Mains electricity.
- Private water (borehole).
- Private drainage.
- Oil central heating.
- £190 per annum for water supply.
- Stone construction with tiled roof
- New electrics (2025)
- New combination boiler (2025)



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

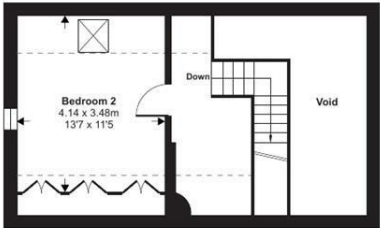
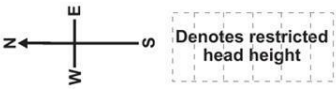


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

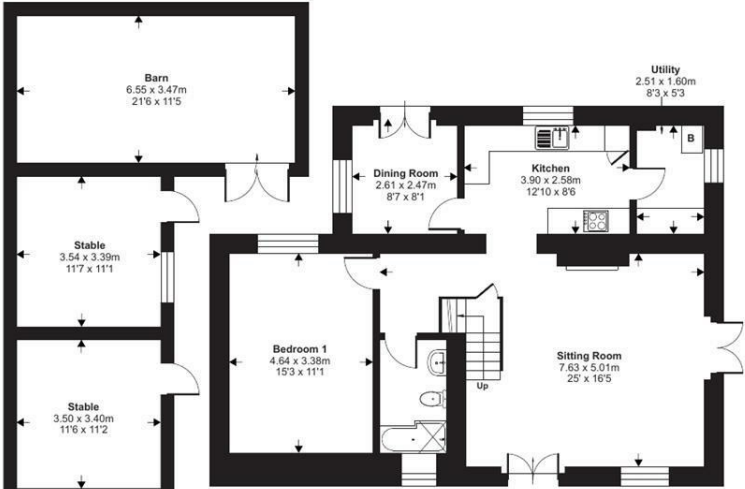
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Approximate Area = 1058 sq ft / 98.2 sq m (excludes void)
Limited Use Area(s) = 99 sq ft / 9.1 sq m
Outbuildings = 502 sq ft / 46.6 sq m
Total = 1659 sq ft / 153.9 sq m
For identification only - Not to scale



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Stags. REF: 1375723