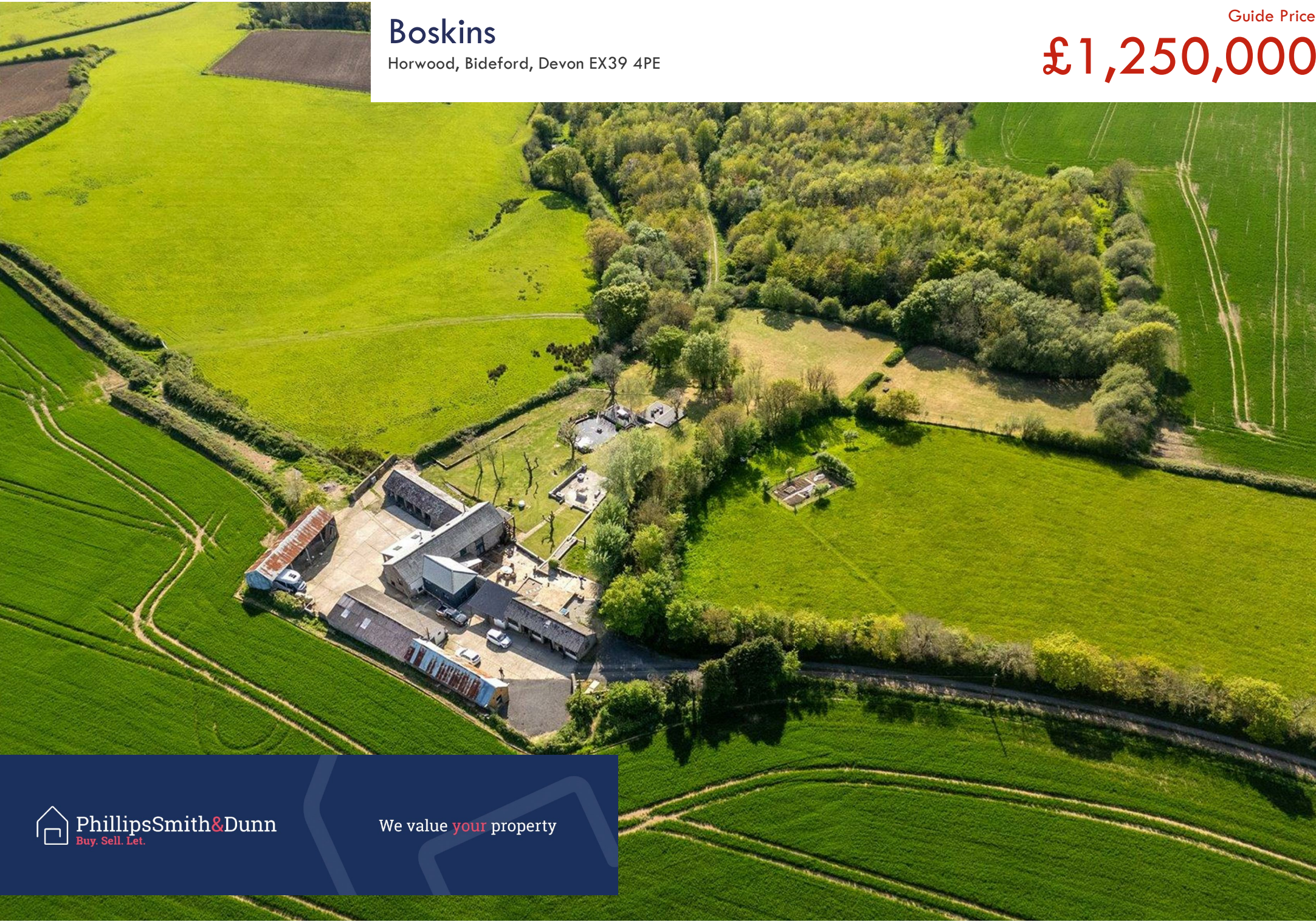




# Boskins

Horwood, Bideford, Devon EX39 4PE

Guide Price

£1,250,000

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# A characterful barn conversion with land and outbuildings

Boskins, Horwood, Bideford, Devon, EX39 4PE



Set in a private position surrounded by farmland, Boskins offers an exceptional opportunity to acquire a detached period barn conversion of considerable quality, occupying approximately 5 acres (2.2 ha) of landscaped grounds and paddocks with panoramic countryside views.

Approached via a private sweeping driveway, the property combines the charm of traditional architecture with the convenience of modern living. Thoughtfully restored by the current owners, the house retains a wealth of original features, including exposed beams and stonework, complemented by contemporary finishes throughout.

The accommodation is both spacious and practical. A welcoming reception porch opens into a generous reception hall with natural stonework and a vaulted ceiling. The impressive triple-aspect sitting room enjoys a feature fireplace and glazed doors opening onto the gardens, providing abundant natural light and fine rural views.

The handcrafted kitchen/breakfast room is well equipped with a comprehensive range of fitted units beneath slate worktops, a central island, and a range cooker with an extractor canopy. A useful utility room, cloakroom, and rear porch complete the ground floor accommodation.

To the first floor, a galleried landing leads to three generous bedrooms, a contemporary shower room, and a family bathroom with a freestanding rolltop bath and separate shower.



The gardens and grounds extend to approximately five acres and have been attractively landscaped to provide a mix of formal lawns, sun terraces, and areas of natural planting. There is a feature pond and two well-maintained paddocks, offering scope for equestrian or smallholding use.

A range of traditional outbuildings currently provide garaging, stabling, and storage but also offer clear potential for conversion or redevelopment, subject to the necessary consents. One single-storey barn already has planning consent for conversion to residential accommodation.

SERVICES -

- Private drainage
- LPG for cooking
- Oil-fired central heating
- Mains water and electricity

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         | 55        |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             | 12                      |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

VIEWING

By appointment through our  
Phillips, Smith & Dunn Bideford office- 01237 879797









# Situation

Boskins enjoys a peaceful rural setting on the outskirts of Horwood, conveniently positioned for access to local amenities and the North Devon coast.

The nearby villages of Lovacott and Newton Tracey provide day-to-day facilities, including a primary school and the popular public house The Hunters Inn, known for its warm hospitality and excellent food.

Within approximately 7.5 miles are Barnstaple, the region's principal town; the historic port town of Bideford; and the market town of Great Torrington. All offer an excellent range of shops, restaurants, cultural attractions, and schooling for all ages, as well as further amenities and leisure options such as Dartington Crystal, RHS Garden Rosemoor, and Tapeley Park Gardens.

The coastal village of Instow is around 5 miles away and offers a sandy estuary beach, sailing club, and a range of restaurants and cafés. The North Devon Link Road (A361) connects the area to the M5 motorway at Junction 27, with mainline rail connections to London (Paddington) available from both Barnstaple and Tiverton Parkway stations.



## DIRECTIONS

From Barnstaple, take the A39 towards Roundswell and exit onto the B3232 towards Great Torrington. Before entering Newton Tracey, turn right towards Lovacott and continue for around one mile. Pass through Lovacott and turn right towards Horwood. After approximately half a mile, the entrance to Boskins will be found on the left-hand side.



## VIEWING

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### Ground Floor

Floor area 137.8 sq.m. (1,483 sq.ft.)



### First Floor

Floor area 84.5 sq.m. (910 sq.ft.)