

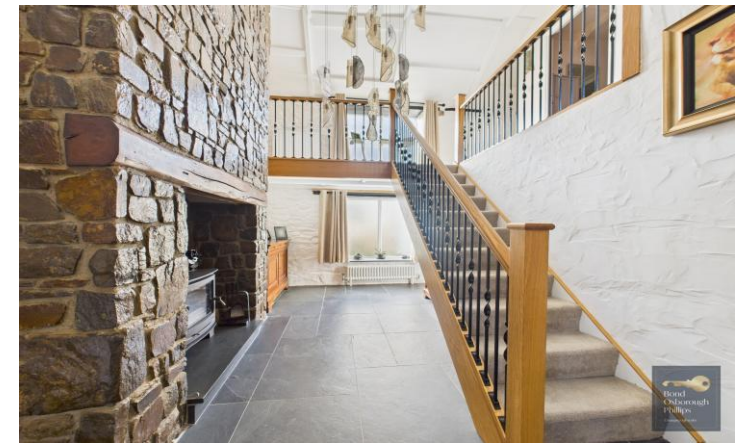


Bond
Oxborough
Phillips

Changing Lifestyles

Higher Ford Barn
Newton St. Petrock
Torrington
Devon
EX38 8LT

Asking Price: £575,000 Freehold



Changing Lifestyles

01805 624 426
torrington@boproperty.com

- Countryside views
- Barn Conversion
- Rural Setting
- Three Bedrooms
- 0.35 Acre Plot
- Workshop and Studio
- Character Features
- Parking for Multiple Cars
- EPC: C
- Council Tax Band: E



Tucked away in the heart of the peaceful hamlet of Newton St Petrock, Higher Ford Barn is an exceptional, beautifully converted barn that delivers the perfect fusion of charm, craftsmanship and contemporary living all set within exquisitely landscaped gardens and surrounded by the rolling Devon countryside.

From the moment you step inside, the home opens with a real sense of occasion. The stunning gallery hallway sets the tone it's a striking, light-filled space with vaulted ceilings, character beams and a statement log burner that immediately makes you feel at home. This is a house that knows how to make an entrance.

Into the living room, where a full-length window perfectly frames panoramic views across the gardens of Higher Ford Barn, flooding the space with natural light. French doors, recently upgraded, lead directly out onto the garden, creating a wonderful sense of indoor-outdoor flow and offering a perfect spot to sit and take in the peace and beauty of your surroundings.

The kitchen is nothing short of a showstopper. Recently renovated to a high standard, it's designed with both entertaining and everyday family life in mind. A large central island offers the ideal space for bakers, hosts, or casual breakfasts with the children. There's ample room for a generous dining table and chairs, creating a true heart of the home atmosphere. A useful boot room with WC leads directly off the kitchen practical and perfect for muddy boots after a countryside walk.



Higher Ford Barn, Newton St. Petrock, Torrington, Devon, EX38 8LT



Upstairs, the gallery landing continues the feeling of spaciousness and connects the bedrooms with a sense of ease and elegance. The master bedroom is a standout: incredibly generous in size with large windows to the side aspect that look out over nothing but unspoilt countryside the kind of view you never tire of waking up to. There's an abundance of space here, perfect for a reading area or dressing space.

Bedroom Two is a comfortable double with views to the side and recently fitted bespoke wardrobes while Bedroom Three, which also benefits from newly added fitted storage, overlooks the front aspect and is ideal as a guest room, nursery or home office.

The family bathroom has been stylishly updated with a new suite including a stunning roll-top bath and a separate walk-in shower just for them long, relaxing soaks.

Outside, the grounds are simply enchanting. The current vendors have poured care and creativity into crafting a private, versatile and welcoming garden that truly enhances the lifestyle on offer here. Bordered with a mix of mature trees, hedging and hedge-laying, the plot is beautifully private and securely enclosed – perfect for children, pets or peaceful evenings outdoors.

At the foot of the garden, a bespoke timber studio has been created a magical space with its own kitchen units, sink and hob, offering huge potential as guest accommodation, an artists' retreat, home office or even a granny annexe (subject to relevant planning consents). It's one of those rare and wonderful spaces that opens the door to a multitude of possibilities.

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There is a dedicated workshop with additional storage, a large gated driveway providing ample parking, and a real sense of privacy throughout the entire setting.

The garden also boasts a thoughtfully designed wild flower meadow, encouraging local wildlife and pollinators, and providing a peaceful haven for nature lovers. It's a true sanctuary that changes beautifully with the seasons.

While Higher Ford Barn feels like a peaceful escape from the world, you're only a short drive from some of North Devon's most loved amenities and attractions.

Just a few miles away you'll find the Plough Arts Centre, Dartington Crystal, and the world-renowned Royal Horticultural Society gardens at Rosemoor all offering rich cultural and lifestyle experiences right on your doorstep.

For the active and outdoorsy, the Tarka Trail is within a five-minute drive a scenic, largely flat footpath and cycleway that winds through ancient woodland and along the River Torridge, famously the setting for Tarka the Otter. The trail stretches all the way to Barnstaple and beyond, with views and experiences at every turn.

Higher Ford Barn is more than just a property it's a lifestyle. Whether you're looking for a peaceful family home, a countryside retreat, or a property with income potential, this unique and characterful home offers it all. Lovingly cared for and sympathetically improved by its current owners, every corner of this home reflects the time, energy and affection that's gone into making it such a special place.

Higher Ford Barn, Newton St. Petrock, Torrington, Devon, EX38 8L

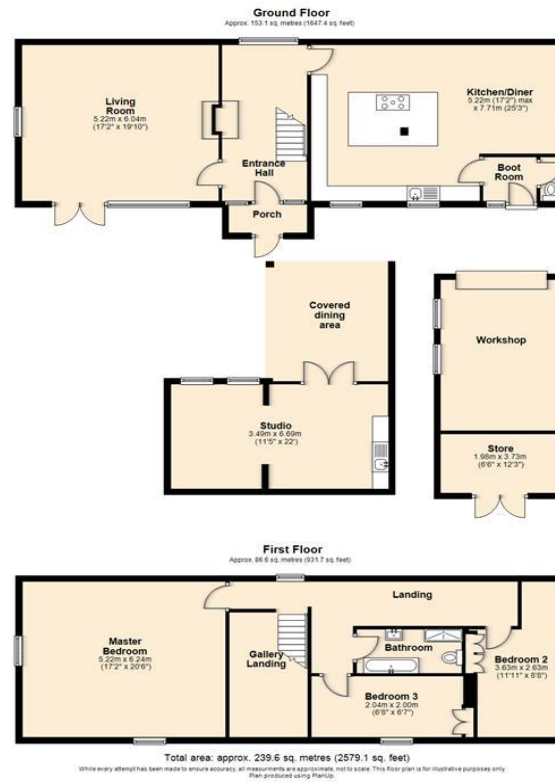


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Floorplan



Directions

From Torrington take the B3227 signposted Langtree/Holsworthy and stay on this road passing through the village of Langtree and upon reaching Stibb Cross after passing the Union Inn public house on your right hand side, continue towards Holsworthy, after approximately 1 mile take the left hand turning towards Newton St Petrock, follow this road past Bridgmans Agricultural Merchants on your left where approximately 1 mile further the property will be found to your left hand side with name plate and for sale sign clearly displayed.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

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