



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Westacombe Barn  
Eastacombe  
Tawstock  
Barnstaple  
Devon  
EX31 3PA

**Offers In Excess Of: £600,000**  
**Freehold**



Changing Lifestyles

01271 371 234  
[barnstaple@bopproperty.com](mailto:barnstaple@bopproperty.com)

Westacombe Barn, Eastacombe, Tawstock, Barnstaple, Devon, EX31 3PA

AN EXCEPTIONAL BARN CONVERSION WITH PANORAMIC COUNTRYSIDE VIEWS



- 4 Bedrooms

- Superb Living Room with log burner & doors opening onto a veranda with spectacular views
  - Newly fitted Kitchen / Breakfast Room
- Elegant Dining Room with doors opening to the paved patio seating area
- South-facing position with breathtaking, far-reaching countryside views
- Flexible layout with potential self-contained suite
  - Landscaped south-facing gardens
  - Double Garage & ample parking



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## Overview

A truly captivating 4 Bedroom detached residence, "Westacombe Barn" is an exceptional example of a period barn conversion, combining rich character features with an elegant contemporary finish. Occupying a privileged, south-facing position, the property enjoys breathtaking, far-reaching views across unspoilt Devon countryside offering a rare sense of peace, privacy and rural sophistication. Thoughtfully enhanced in recent years, this distinctive home now presents an exquisite balance of charm, comfort and versatility.

The interiors are beautifully appointed throughout, with a series of considered upgrades including new aluminium framed double glazed windows, a stunning newly fitted kitchen and refined internal enhancements that elevate the overall presentation.

A welcoming Reception Hall sets the tone, leading to a superb Living Room where a newly installed log burner creates a warm focal point, complemented by bi-fold doors opening onto the veranda, framing the glorious countryside outlook beyond.

The property further benefits from 2 separate staircases, a rare and highly practical feature that enhances the natural flow and flexibility of the accommodation.

The elegant Dining / Sitting Room benefits from bi-fold doors leading to the paved patio seating area whilst also flooding the room with natural light and creating a seamless connection to the landscaped garden beyond. This highly sociable reception room also provides access to a stylish Wet Room and features a staircase leading to the principal bedroom suite. The dining room, wet room and principal bedroom could potentially form a refined self-contained area, ideal for multi-generational living or occasional guest accommodation.

The newly installed Kitchen / Breakfast Room is a particular highlight, beautifully designed with a range of stylish matching cupboards and drawers, breakfast bar, oak worktops, integrated appliances and a striking Rangemaster-style cooker at its heart, perfectly blending style and functionality.

The first floor is equally impressive, offering a superb sense of space and light. The magnificent Principal Bedroom enjoys truly spectacular panoramic countryside views - an ever-changing rural backdrop that is nothing short of breathtaking. Three further beautifully proportioned Bedrooms provide versatile accommodation, ideal for family, guests or home working, all served by a well-appointed Family Bathroom and generous landing space.

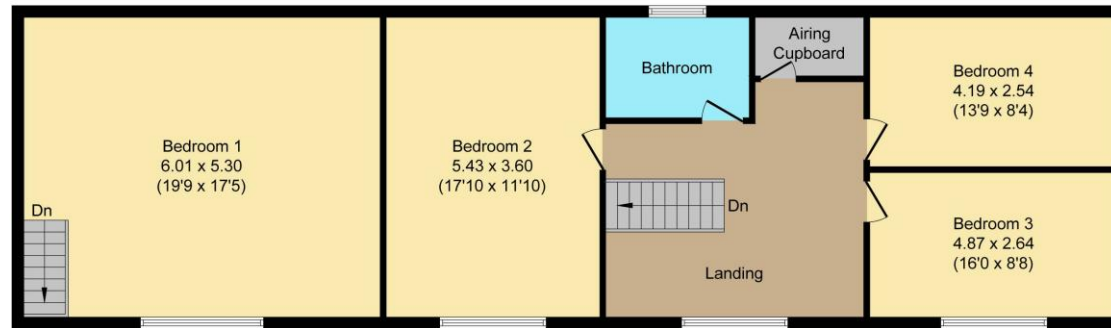
Externally, the property continues to excel. Set within its idyllic rural surroundings, the south-facing garden has been thoughtfully landscaped for both beauty and ease of maintenance, featuring expansive lawns, mature borders and established fruit trees. There are numerous seating areas to enjoy the countryside surroundings, whilst ample parking is available alongside a substantial Double Garage - now enhanced with a newly fitted electric door.

## Services

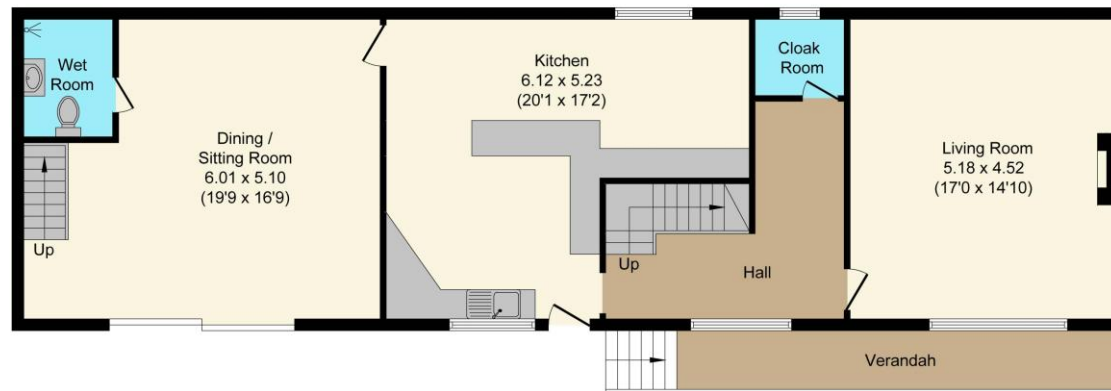
Mains electricity and water. Oil fired central heating with newly installed oil fired boiler having 8.5 years warranty to run. Private shared drainage. Fibre broadband.

## Council Tax Band

E - North Devon Council



First Floor  
Floor area 94.10 sq.m. (1012.88 sq.ft.)



Ground Floor  
Floor area 94.10 sq.m. (1012.88 sq.ft.)

Total floor area: 188.20 sq.m. (2025.76 sq.ft.)

This floor plan is for illustrative purpose only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed. They cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [WWW.Propertybox.io](http://www.propertybox.io)





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## Area Information

Tawstock is a pretty and peaceful village and is surrounded by the parishes of Barnstaple, Bishop's Tawton, Atherington, Yarnscombe, Horwood, Lovacott and Newton Tracey and Fremington. The hamlet of St John's Chapel is close by, to the west.

Petroc Collage, Barnstaple railway station and Barnstaple Town Centre are all close at hand. As the regional centre, Barnstaple offers the area's main business, commercial, leisure and shopping venues as well as the North Devon District Hospital. At Barnstaple there is access to the North Devon Link Road which runs through to Junction 27 of the M5 Motorway and where Tiverton Parkway offers a fast service of trains to London Paddington in just over 2 hours.

Less than half an hour by car are the sought after sandy, surfing beaches at Croyde, Saunton (also with its championship golf course), Putsborough and Woolacombe. Exmoor National Park is a similar distance and more locally, the Estuary village of Instow is about 5 miles also offering a beach, cricket club and yacht club. The popular Tarka Trail is also easily accessible.

## Directions

Directions to this property can be easily found by using What3words: <https://w3w.co/speaks.heat.responded>

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 and individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

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# We are here to help you find and buy your new home...

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## Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01271 371 234 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

Please do not hesitate to contact  
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for a free conveyancing quote and  
mortgage advice.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 90 B      |
| 69-80 | C             | 69 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

