Bond Oxborough Phillips

The key to moving home

Cob Barn
Northlew
EX20 3NR

BRITISH PROPERTY AWARDS 2024 ★★★★★ SILVER WINNER ESTATE AGENT IN SOUTH WEST (CORNWALL & DEVON)

BRITISH PROPERTY AWARDS 2024 ★★★★★ GOLD WINNER ESTATE AGENT IN OKEHAMPTON



Asking Price - £575,000







Changing Lifestyles

01837 500600

Cob Barn, Northlew, EX20 3NR.

A charming Two-Bedroom Barn Conversion with 5.19 Acres, River Frontage, Off-Grid Cabin & Extensive Outbuildings...

- Two Bedroom Barn Conversion
- 5.19 Acres Of Land
- Wildflower Meadow
- River Frontage
- Fishing Rights
- One Bedroom Cabin
- Ideal Airbnb Potential
- Extensive Barns
- Garages & Workshops
- Peaceful Rural Setting
- Near Northlew & Okehampton
- Council Tax Band - D
- EPC - E







Set in a delightful rural position on the edge of the sought-after village of Northlew, this characterful two-bedroom barn conversion offers an exceptional opportunity to enjoy country living with an enviable lifestyle. Surrounded by approximately 5.19 acres of beautiful wildflower meadow, the property enjoys stunning countryside views, river frontage with fishing rights, an off-grid one-bedroom cabin, and an impressive collection of traditional barns and outbuildings, making it ideal for those seeking space for hobbies, storage, workshops, or additional lifestyle and income opportunities.

The barn conversion itself perfectly combines rustic charm with comfortable living, offering well-proportioned accommodation full of character. The welcoming entrance leads into a spacious living room, complemented by a generous kitchen and dining area that provides the ideal setting for both everyday living and entertaining. Large windows frame the surrounding countryside, flooding the home with natural light while making the most of the picturesque views. Upstairs are two comfortable double bedrooms, both enjoying peaceful rural outlooks, served by a family bathroom.

A fantastic addition to the property is the detached cabin, tucked away within the grounds and offering privacy and tranquility. This charming retreat is perfectly suited as a holiday let or Airbnb, providing an excellent opportunity to generate supplementary income, while also lending itself to guest accommodation, multi-generational living, or a peaceful home office.

Outside is where this property truly comes into its own. The 5.19 acres of established wildflower meadow with orchard create a haven for wildlife and offer endless possibilities for those wishing to embrace a rural lifestyle, whether for conservation, keeping animals, or simply enjoying the tranquillity of the countryside. The land extends down to the river, where the property benefits from private river frontage and fishing rights, creating a wonderful retreat for anglers and nature lovers alike.

A particular highlight is the extensive range of barns and outbuildings, providing an abundance of versatile space. Whether you require secure garaging, machinery storage, workshops, studios, space for classic cars, or room to pursue hobbies and recreational interests, these buildings offer outstanding flexibility and are a rare feature to find alongside a property of this nature.

Despite its peaceful setting, the property remains conveniently located within easy reach of the popular village of Northlew, with its welcoming community, village pub, primary school and local amenities, while the nearby market town of Okehampton offers a wider range of shopping, schooling and leisure facilities, together with excellent transport links via the A30.

Offering a truly rare combination of a charming barn conversion, an off-grid holiday cabin, extensive outbuildings, 5.19 acres of wildflower meadow, and river frontage with fishing rights, this exceptional lifestyle property presents a unique opportunity for those seeking the very best of rural Devon living, with excellent potential for home-based businesses, leisure pursuits, or holiday income.

Changing Lifestyles

Northlew is a charming village nestled in the heart of Devon, with a rich history and strong community spirit. Located near the town of Okehampton, it offers a quiet and scenic rural setting, making it a great location for those seeking peace and tranquillity. The village is renowned for its traditional character, including the notable St Thomas of Canterbury Church, which features a magnificent rood screen. Northlew is also associated with a local legend, which suggests the Devil met his demise here due to the cold—a story that adds a unique element to the village's character.

The community in Northlew is tight-knit, with active local clubs and events, including the village's efforts to preserve its historic telephone box and the impressive memorial to its fallen soldiers from the First World War. This memorial includes a world record-breaking avenue of poppies, making it a poignant feature of the area.

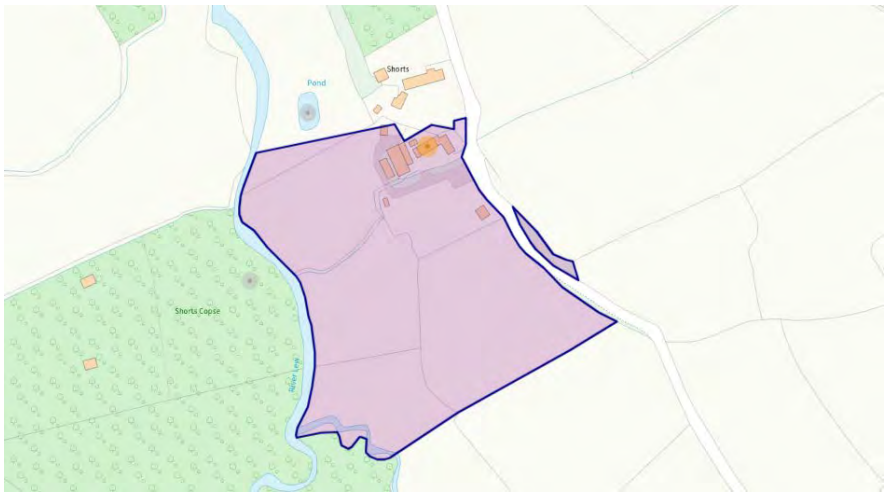
For those who appreciate a village with history, folklore, and a close community, Northlew offers a peaceful and attractive setting.





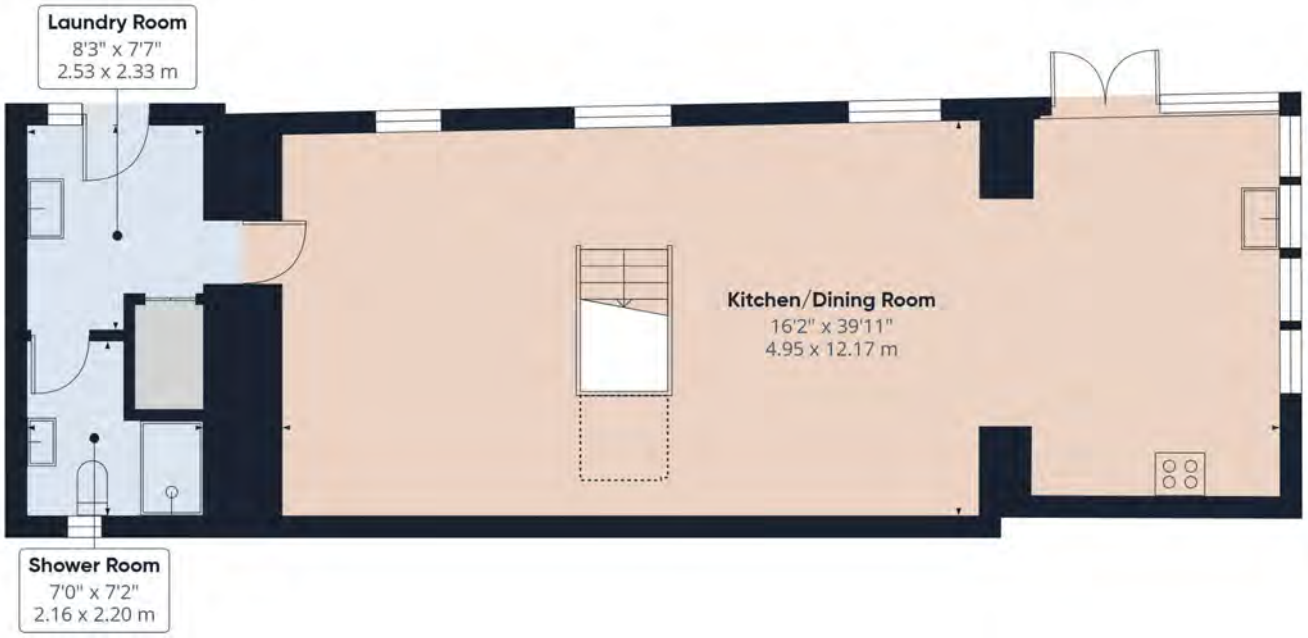




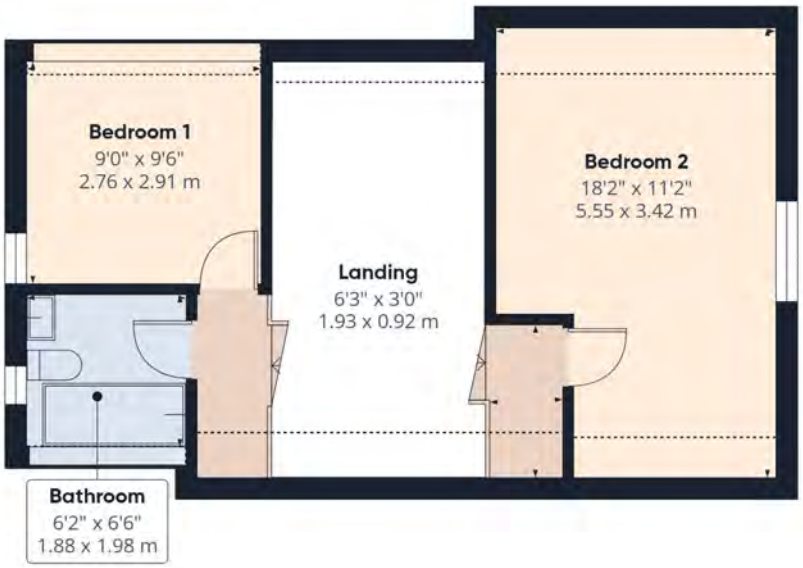


Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on **01837 500600** for more information or to arrange an accompanied viewing on this property.

Scan here for our Virtual Tour:



Floor 0 Building 1



Approximate total area(1)

1088 ft²

101 m²

Reduced headroom

61 ft²

5.7 m²

S W N

Floor 1 Building 1

Have a property to sell or let?

If you are considering selling or letting your home, get in contact with us today on 01837 500600 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

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 recieve a referal 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.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

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Before any sale is formally agreed, we have a legal obligation under the Money Laundering regulations and Terrorist Financing Act 2017 to obtain proof of your identity and of your address, take copies and retain on file for five years and will only be used for this purpose. We carry out this through a secure platform to protect your data. Each purchaser will be required to pay £29.99 upon an offer verbally being agreed to carry out these checks prior to the property being advertised as sale agreed.