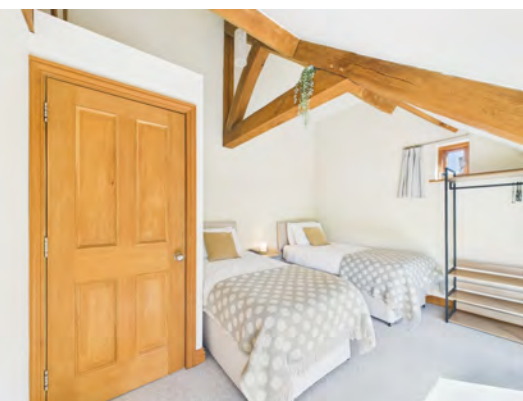


Church Barn Bondleigh EX20 2AN



Guide Price - £625,000



Church Barn, Bondleigh, EX20 2AN.

A wonderfully kept barn conversion nestled in a peaceful location, offering four spacious bedrooms, a charming open-plan living area, a private garden, ample off-road parking, and a host of nearby local amenities...



- Rural Detached Family Home
- Stunning Devon Countryside Views
- Bright Dual-Aspect Living Room
- Open-Plan Kitchen/Dining Area
- Practical Utility Room Access
- Four Spacious Double Bedrooms
- Two En-Suites and Family Bathroom
- Galleried Landing with Natural Light
- Ample Off-Road Parking & Carport
- Private Rear Garden with Views
- Easy Access to A30 & Dartmoor
- Council Tax Band - TBC
- EPC - D



If you're dreaming of a peaceful rural escape without compromising on modern living and connectivity, this detached countryside barn conversion could be the perfect fit. Whether you're looking to upsize, relocate to the West Country, or simply seeking a beautifully balanced family home with ample space to breathe, this property ticks all the boxes.

Positioned in a peaceful setting of four barn conversions with views across the Devon countryside, the home blends the charm of its surroundings with a thoughtfully designed, contemporary living space. Located just a short drive from North Tawton & Winkleigh, where you'll find everyday amenities, and Okehampton, offering a wider range of shops, schools, and transport links, including easy access to the A30 and Dartmoor National Park, the location ensures convenience as well as tranquillity.



The ground floor offers an impressive sense of space from the moment you step inside. The welcoming wide entrance hall sets the tone for the home, leading to the main living areas. A beautifully bright dual-aspect living room, complete with a feature wood burner, offers a cosy space to relax, while the French doors open onto the garden, perfect for those summery days. At the heart of the home is a stylish open-plan kitchen, dining, and living area that provides the ideal space for both everyday family life and entertaining guests. The high-spec kitchen is both functional and elegant, creating a seamless flow into the living and dining spaces. There's also a practical utility room, perfect for muddy boots or extra storage, and a cloakroom tucked conveniently off the hall for added convenience.

On the upper level, the galleried landing creates a sense of light and openness, leading to four generously sized double bedrooms, each finished to a high standard. The principal bedroom really is a special bedroom, featuring dual-aspect views over your private garden and the surrounding countryside and a private en suite for added luxury. A second en suite serves bedroom two, while a spacious family bathroom caters to the remaining bedrooms, making this layout ideal for families or hosting guests.

Outside, the property sits on an attractive plot of just over a third of an acre, with a low maintenance driveway offering ample parking space, and a double open barn-style carport providing shelter for your vehicles. The rear garden is a key feature of the home, offering a sense of privacy while still providing the perfect space to relax, play, or entertain, with plenty of room for outdoor living. The garden can be accessed from either side of the home. This home truly offers the best of both worlds, modern comfort in a peaceful rural setting, with everything you need within easy reach.

Changing Lifestyles

Nestled in the heart of Devon's rolling countryside, Bondleigh is a picturesque village situated along the tranquil River Taw, just a short drive from Winkleigh and Okehampton. This charming rural community offers a serene lifestyle amidst lush woodlands, meandering lanes, and abundant wildlife, including otters and kingfishers.

At its centre stands the Grade I listed Church of St James, a historic gem with Norman origins, 15th-century architecture, and beautifully preserved medieval features such as carved bench ends and stained glass. The village is also home to Bondleigh Bridge, an 18th-century Grade II listed structure that gracefully spans the River Taw.

Bondleigh's peaceful setting is complemented by its proximity to the Tarka Trail, offering scenic walks and cycling routes through the Devonshire landscape. With its blend of historical charm and natural beauty, Bondleigh provides an idyllic retreat for those seeking a quintessential English countryside experience.



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

Approximate total area⁽¹⁾

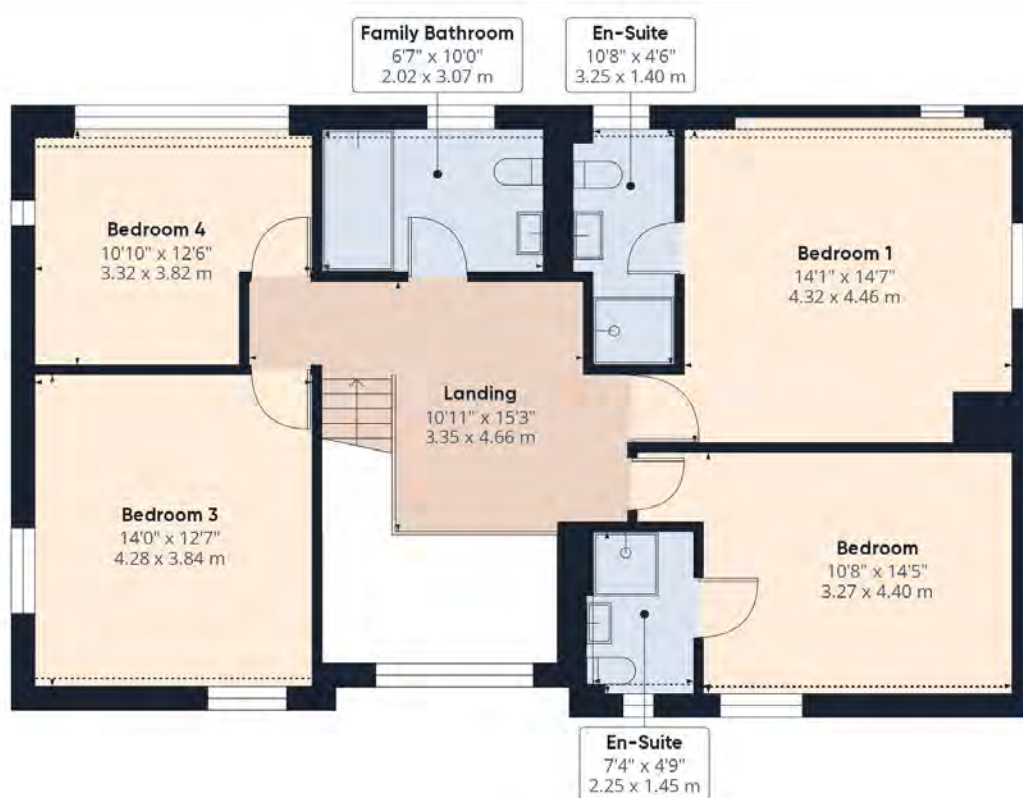
2383.76 ft²

221.46 m²

Reduced headroom

33.35 ft²

3.11 m²



Floor 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 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.

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.