



Bond
Oxborough
Phillips

Changing Lifestyles

Southole Barns
Southole
Welcombe
Cornwall
EX39 6HW

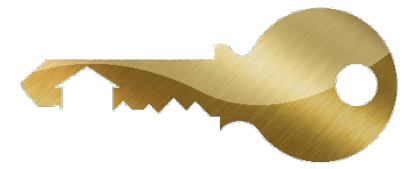
Guide Price: £1,300,000 Freehold



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Southole Barns, Southole, Welcombe, Cornwall, EX39 6HW



- EXCITING AND RARE OPPORTUNITY
- RANGE OF CONVERTED BARNs
- MAIN RESIDENCE 5 BEDROOMS
- WELL SUITED FOR MULTI GENERATIONAL LIVING
- HIGHLY SOUGHT AFTER LOCATION
- CLOSE TO THE COASTLINE
- ESTABLISHED LETTING BUSINESS
- LANDSCAPED GARDENS
- Paddock OF 2.5 ACRES
- SITE IN TOTAL 3.84 ACRES
- FAR REACHING COUNTRYSIDE VIEWS



Situated in this area of outstanding natural beauty close to the North Cornish coastline, is this complex of barns providing a rare and exciting opportunity for a lifestyle change or multi generational living. The property consists of an exquisite main residence being a 5 bedroom (1 ensuite) barn conversion offering superbly presented and spacious accommodation throughout. 4 Further Barn conversions provide an established lettings business. Landscaped gardens with an adjoining paddock measuring 3.84 acres in all enjoying superb views of the surrounding coastal hinterland.



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This very unspoilt locality is a quiet backwater famed for its unspoilt landscape and spectacular coastline much of which is now under National Trust stewardship. The small village of Welcombe has a popular Inn The Old Smithy, Pottery and Community Shop with Post Office facilities. The A39 is only about 3 miles and provides good access to the towns of Bideford, Bude, and Barnstaple. It leads to the North Devon link road with its M5 connection near Tiverton. About half a mile up the road from the cottage you can access the coastal footpath with its amazing seascapes/cliffside walks.



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Property Description

The Residence - Southole Barns offers a superb opportunity to acquire this complex of 5 barns. All of which are full residential aside from Week St Mary which has a 12 month holiday restriction. It is currently running as an established business with financial details available on request. The barns are believed to date back to the late 1800's and originally comprised of stables, a dairy, a potato store and grain store. It is thought they were previously part of the Hartland Abbey estate.

Windbury- Main Residence

Entrance Hall

Kitchen/ Breakfast Room - 15'6" x 13'9" (4.72m x 4.2m)

A superbly presented kitchen with full height vaulted ceilings exposing timber 'A' frame. The kitchen itself was made and installed by 'Simply Wood' and is solid oak with granite work surfaces over incorporating a double inset ceramic sink with mixer taps. Recess for range style cooker with extractor system over. Kitchen island with integrated wine chiller and breakfast bar area. Sliding doors to gardens, window to rear and skylight. Door to Sitting Room. Door to-

Utility Room - 13'2" x 10'8" (4.01m x 3.25m)

A high quality bespoke utility room from Simply Wood comprising a range of solid wood base and floor to ceiling units with granite work surfaces over incorporating an inset sink with mixer tap over. Plumbing and recess for washing machine and tumble dryer, larder cupboard with cold shelf. Cupboard housing water treatment plant for the bore holes. Space for tall fridge/ freezer.

Sitting Room - Window to side elevation, wood burning stove.

Dining Room - 21'6" x 17'10" (6.55m x 5.44m)

A light and spacious dual aspect room with twin windows to side elevations. Opening through into-

Living Room - 15'9" x 13'10" (4.8m x 4.22m)

A triple aspect room with a feature pillar with space for a TV. Elevated wood burning stove with slate hearth.

Bedroom 2 - 12'1" x 10'10" (3.68m x 3.3m)

A double bedroom with sliding doors to the front elevation. Door to-

Ensuite - 12'8" x 5'11" (3.86m x 1.8m)

A superbly presented fitted suite comprises a corner spa bath. Large walk in shower with mains fed shower. Close coupled WC and wash hand basin, heated towel rail. Skylight to rear.

Bedroom 5/ Playroom - 17'3" x 10'6" (5.26m x 3.2m)

A spacious double bedroom with sliding doors to front elevation. Skylight to rear elevation.

First Floor Landing - Extensive built-in wardrobes. Fitted Velux skylights.

Bedroom 1 - 17'1" x 11'8" (5.2m x 3.56m)

A generous master bedroom with skylights to side elevations. Extensive fitted wardrobes.

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Bedroom 3 - 11'1" x 9'9" (3.38m x 2.97m)

A double bedroom with low level windows and skylight to side elevation.

Bedroom 4 - 12'2" x 6'5" (3.7m x 1.96m)

Skylight window to side elevation.

Shower Room - 7'7" x 6'10" (2.3m x 2.08m)

An Insignia multi jet shower system close coupled WC and vanity unit with counter top sink.

The Barns

Greenway Barn - A 2 bedroom 2 storey barn, with an upside down layout. Planning has also been granted for full residential perfect for multi generation living or as a long term let. Private enclosed courtyard garden.

Roseland - A 2 bedroom, 2 reception room unit on the ground floor. Planning has also been granted for full residential perfect for multi generation living or as a long term let.

Week St Mary - A spacious ground floor unit with a wood burning stove, 1 bedroom with an ensuite. 12 month holiday restriction.

Clovelly - A 1 bedroom newly converted unit on the lower ground floor with an attractive front garden.

Outside - Southole Barns are approached via a sweeping entrance driveway leading to a tarmac parking area, providing extensive off road parking. Ample space to this

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side for a double garage subject to gaining the necessary planning consents. Central courtyard with paved and cobbled areas, raised beds and a hot tub. The landscaped gardens are superbly presented and arrange over various tiers being principally laid to lawns. The lower gardens are level with an enclosed rubber based children's play area. Enclosed attractive duck pond with level seating area to the side. To the far side a nature area with a pathway leading through with various fruit trees and shrubs. Adjoining the rear of the main barn is a sheltered gravelled seating area overlooking a level lawn with 3 ornamental ponds and a waterfall feature. A pathway leads up to the upper garden accessed via granite steps, with raised vegetable beds, and a large chicken run. Fantastic views can be seen from the gardens looking over the North Cornish Hinterland.

The Paddock - Accessed via a 5 bar gate off of the parish road. A further 5 bar gate leads directly into the gardens. Part gravelled lane and areas, space for an agricultural building with services in situ, subject to gaining the necessary planning consents. The Paddock is gently sloping and enclosed by Cornish hedging. Fantastic views over the surrounding countryside and coastline beyond.

EPC - Windbury – TBC, Greenway Barn – TBC ,Roseland – TBC , Week St Mary – TBC, Clovelly – TBC

Council Tax – Windbury – Band E. Barns currently on business rates.

Agents Note - The vendors have informed us that planning was previously granted to knock through from the main residence into Greenway barn. Roseland and Greenway have full residential which offers a fantastic option for multigenerational living or as long term lets.



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Clovelly Barn



Week St Mary Barn



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Roseland Barn



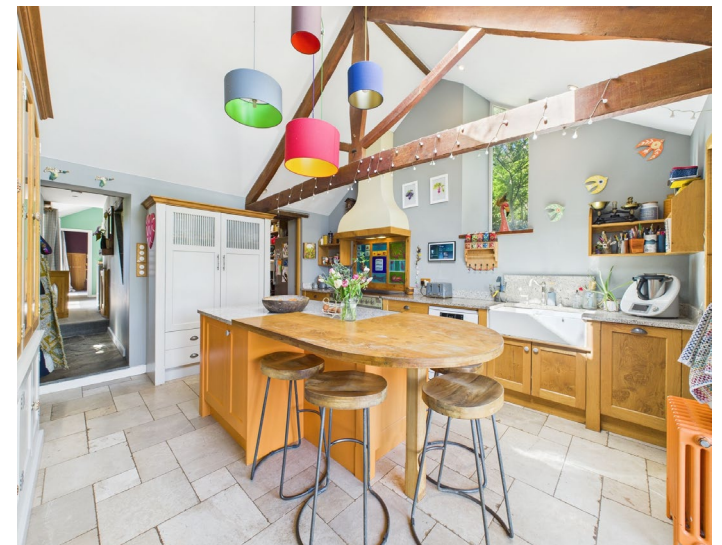
Greenway Barn



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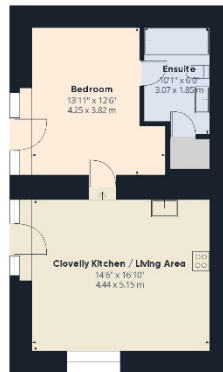
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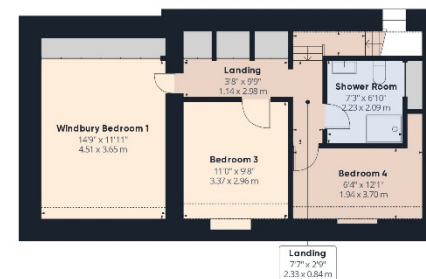
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Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

4566.69 ft²

424.26 m²

Reduced headroom

49.71 ft²

4.61 m²



(1) Excluding balconies and terraces

Reduced headroom

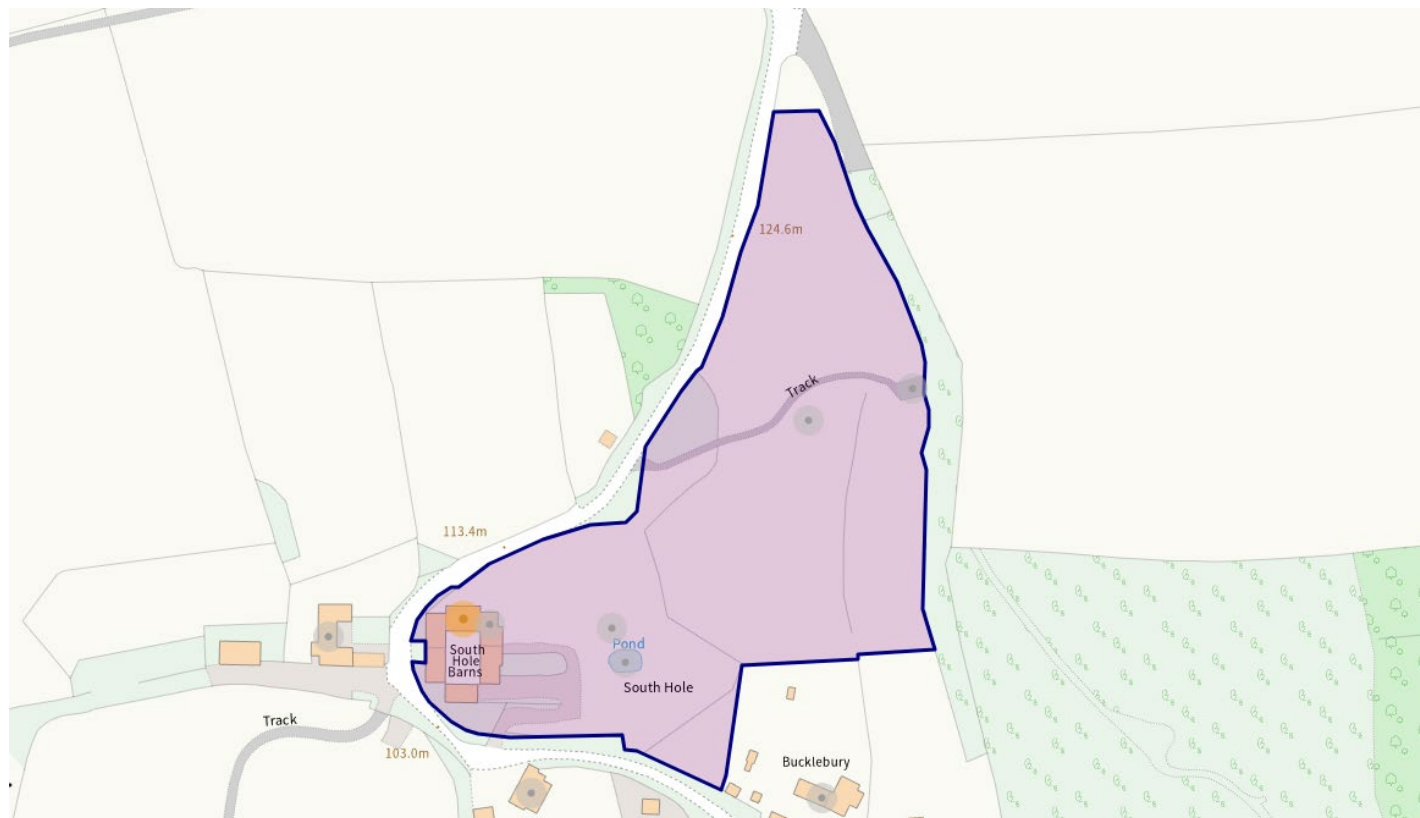
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	60	64
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Directions

From Bude town centre proceed out of the town towards Stratton and upon reaching the A39 turn left signposted Bideford and proceed for approximately 5 miles into the village of Kilkhampton continue through the village towards Bideford for some 4 miles until you reach Welcombe Cross and turn left. After 1.4 miles, at Tredown Cross, turn right signed Church/Elmscott. Follow this road passing through the village of Welcombe and keeping to the signs for Welcombe Mouth, proceed down the steep hill out of the village. At the bottom of the hill, at Watergap Cross, turn right signed Elmscott, and proceed for approximately 0.75 mile whereupon the entrance to Southole Barns will be found on the right hand side.

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

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