



Bond
Oxborough
Phillips

Changing Lifestyles

Boskins
Horwood
Bideford
Devon
EX39 4PE

Guide Price: £1,250,000 Freehold



Changing Lifestyles

01237 479 999
bideford@boproperty.com

Boskins, Horwood, Bideford, Devon, EX39 4PE

A DETACHED PERIOD BARN CONVERSION LOCATED IN A PEACEFUL RURAL SETTING



- 3 generous Bedrooms
- Stylish Bathroom & modern Shower Room
- Spacious Sitting Room extension with striking feature fireplace
- Handcrafted Kitchen / Breakfast Room & useful Utility Room
- Character features throughout including exposed beams & stonework
- Approximately 3 acres of landscaped gardens, paddocks & sun terraces
 - Stunning panoramic countryside views
- Traditional outbuildings with conversion potential
 - Ideal for equestrian use, smallholding or multi-generational living



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Overview

Enjoying a commanding position surrounded by unspoilt farmland, Boskins presents a rare opportunity to acquire a beautifully restored period barn conversion set in approximately 3 acres of landscaped gardens and paddocks, with far-reaching panoramic views and exceptional privacy.

Approached via its own sweeping private driveway, this unique rural retreat combines timeless charm with modern comfort. The property has been thoughtfully restored by the current owner, retaining a wealth of original features throughout. A highlight of the home is the spacious Sitting Room extension, complete with a striking feature fireplace and exposed beams - perfect for both relaxing and entertaining.

Inside, the accommodation is both welcoming and practical. A generous Reception Porch opens into the central Reception Hall. The impressive, triple aspect Sitting Room offers defined areas for dining and studying, flooded with natural light and enriched by character details including a beamed ceiling and focal fireplace. The handcrafted Kitchen / Breakfast Room is fitted with a wide range of quality units, complemented by slate worktops, a central island, and a breakfast bar for informal dining. A particularly useful Utility Room provides essential additional storage and laundry space.

Upstairs, a bright Galleried Landing with large Velux windows leads to 3 well-proportioned Bedrooms, a stylish Family Bathroom, and a recently refitted contemporary Shower Room.

Outside, the grounds are a true delight. Carefully landscaped to create a range of outdoor spaces, they include sunny patios and terraces, formal lawns, a peaceful wildlife pond, and two neatly maintained paddocks - perfect for equestrian use, a hobby farm or simply enjoying country living.

A selection of traditional barns and outbuildings currently serve as stabling and livestock shelters, and offer exciting potential for conversion or redevelopment, subject to the necessary planning permissions.

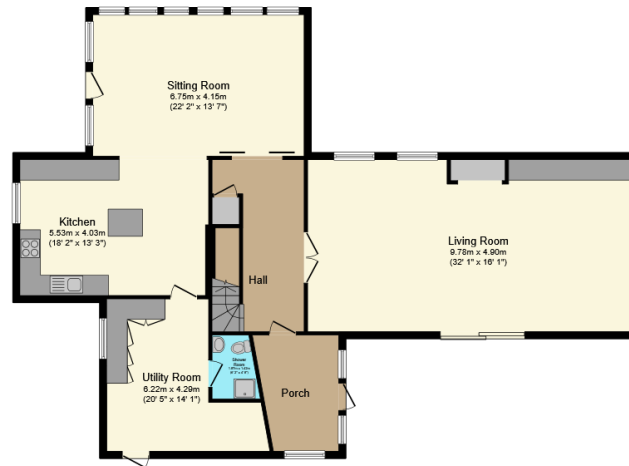
This is a rare chance to own a characterful countryside residence with scope for further enhancement, set in a stunning rural location with no immediate neighbours, yet within easy reach of local amenities.

Services

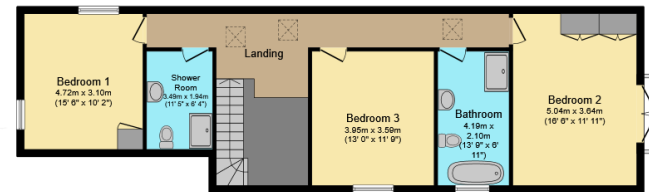
Private drainage. LPG cooker. Oil fired central heating. Mains electricity and water.

Council Tax Band

D - North Devon Council



Ground Floor
Floor area 137.8 sq.m. (1,483 sq.ft.)



First Floor
Floor area 84.5 sq.m. (910 sq.ft.)

Total floor area: 222.3 sq.m. (2,393 sq.ft.)

This floor plan is for illustrative purposes 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





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Area Information

Boskins is situated on the edge of this highly sought after rural village, yet conveniently located within easy access to amenities, the stunning coast and breathtaking countryside. The village of Horwood sits on high ground enjoying views over the surrounding countryside, whilst the village of Lovacott is around a mile away and benefits from a popular primary school as well as a bus service. Newton Tracey is about 1.3 miles away and benefits from a popular public house / restaurant.

The spectacular North Devon coastline – recently selected as a ‘World Surfing Reserve’ (WSR) – the first in the UK and only cold-water WSR in the world – is easily accessible from the property with the coastal village of Instow about 5 miles away offering a sandy estuary beach, sailing club, delicatessen, pubs and restaurants.

Boskins is also situated within easy reach of a fantastic range of amenities with the towns of Great Torrington, Bideford and Barnstaple all within 7.5 miles. These various towns offer a range of amenities including state and private schooling, pubs, shops, leisure facilities, restaurants and supermarkets. The area can be accessed from Junction 27 of the M5 Motorway, and along the A361 North Devon Link Road which leads onto the A39 Atlantic Highway. The nearest train station is located in Barnstaple, which connects to Exeter where there are regular mainline rail services to London (Paddington) in just over 2 hours. Alternatively, Tiverton Parkway Mainline Railway Station is just under an hour’s drive away which connects to London and beyond.

Directions

From Barnstaple, proceed along the A39 towards the Roundswell roundabout and take the first exit signposted towards Great Torrington on the B3232. Stay on this road until you climb up the hill leading to the village of Newton Tracey. Just before reaching Newton Tracey, turn right signposted towards Lovacott. Continue along this road for around 1 mile passing through the village of Lovacott and turn right towards Horwood. Follow this road for approximately half a mile and, just after passing a large white house to the left of the road, Park Farmhouse, with a large tree in its garden, turn sharp left into the drive down to Boskins.

From Bideford Quay, proceed over the Old Bridge and turn left at the mini roundabout. Continue on and turn right onto Manteo Way. Take the next left hand turning onto Old Barnstaple Road and drive on passing through the hamlet of Eastleigh. At Horwood Cross, take the turning on your right to Horwood passing through the hamlet and out the other side where the driveway to Boskins will be found on your right hand side directly opposite Horwood Farm.

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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the team at Bond Oxborough
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for a free conveyancing quote and
mortgage advice.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		55
(39-54) E		
(21-38) F		
(1-20) G	12	
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

