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Changing Lifestyles

Church Farm
Yelland Road
Fremington
Barnstaple
Devon
EX31 3BU

Asking Price: £700,000 Freehold



Changing Lifestyles

01237 479 999
bideford@boproperty.com

Church Farm, Yelland Road, Fremington, Barnstaple, Devon, EX31 3BU

A BEAUTIFULLY UPGRADED DETACHED BARN CONVERSION WITH FLEXIBLE ANNEX POTENTIAL



- 4 Bedrooms (2 En-suite)

- Particularly impressive newly fitted Kitchen
- Dining Room with exposed beams & French doors opening onto the courtyard garden
- Sitting Room with exposed beams & wood burning stove
- Sun Room enjoying views across the front gardens
- Annex accommodation with sitting room, bedroom & en-suite shower room
 - Peaceful tucked away position at the end of a private lane
 - Extensive driveway parking, additional parking area & 2 substantial outbuildings



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Overview

Tucked away within one of Fremington's most idyllic and peaceful settings, this beautifully presented single-storey barn conversion offers a rare opportunity to acquire a character-filled home enjoying a wonderful blend of charm, privacy and modern enhancement. Positioned at the end of a private lane, beyond which are open farmers' fields, the property enjoys a wonderfully secluded feel whilst still remaining conveniently close to the village amenities of Fremington. Originally converted in the early 1980s, the property has been thoroughly upgraded by the current owners in recent years, creating a superb turnkey home that combines period character with tasteful modern improvements.

The accommodation is both flexible and versatile, lending itself perfectly to a variety of living arrangements. The layout could function as a spacious 3 Bedroom home with a self-contained 1 Bedroom annex - ideal for multi-generational living, dependent relatives, guest accommodation or those seeking additional work-from-home space. Equally, the annex can simply remain integrated as part of the main residence, as it currently serves as an office and additional living accommodation.

Approached via a generous driveway providing plentiful off-road parking, the property immediately impresses with its attractive grounds and abundance of outdoor space. A low-maintenance stone chipped parking and turning area leads to 2 substantial outbuildings, both with power and light connected, offering excellent potential for workshops, hobbies, garaging or storage. One measures approximately 26'7 x 11'10, whilst the second measures approximately 16'2 x 18'5. The gardens, themselves, are a true feature of the property. To the front, beautifully maintained level lawns are interspersed with mature trees, colourful planting and a striking decorative focal point, creating a wonderfully peaceful and natural environment. To the rear is a highly private courtyard garden accessed directly from the dining room, providing a sheltered and tranquil spot for outdoor dining and relaxation. In addition, a superb rose garden (almost a miniature "Rosemoor") offers a spectacular display during the spring and summer months.

Internally, the property retains a wealth of original charm throughout, with exposed beams, character woodwork and cosy living spaces enhancing the atmosphere. Two entrance porches provide practical transition spaces ideal for coats and footwear before entering the heart of the home. The newly fitted Howdens Kitchen is particularly impressive, featuring a comprehensive range of fitted units and integrated appliances. The Kitchen flows beautifully into the Dining Room, itself a wonderfully characterful space with exposed beams, fitted cupboards and French doors opening onto the courtyard garden. The Sitting Room serves as a fantastic central hub of the home, boasting an abundance of charm with exposed beams, a wood burning stove set within an attractive fireplace and a feature bread oven display. An inner hallway leads through to a delightful Sun Room enjoying views across the front gardens and connecting the main accommodation with the annex area. The Principal Bedroom enjoys a dual aspect outlook together with fitted storage and an En-suite WC, whilst the remaining 2 Bedrooms are both generous doubles with fitted cupboards and attractive garden outlooks. The main Shower Room has been beautifully upgraded with a large double shower cubicle, stylish fitted furniture with inset basin and concealed WC, heated towel rail and light tunnel.

The annex accommodation offers yet more flexibility, comprising a sitting room currently utilised as an office, a generous bedroom with fitted storage and a beautifully appointed en-suite shower room featuring a concealed cistern WC, vanity wash basin and large double shower.

Completing the package is an additional parking area comfortably accommodating at least 2 further vehicles.

Overall, this is an exceptionally rare opportunity to acquire a highly individual and beautifully improved barn conversion enjoying a truly special setting within one of North Devon's most sought-after village locations. Offering charm, flexibility, privacy and superb presentation throughout, viewing is highly recommended

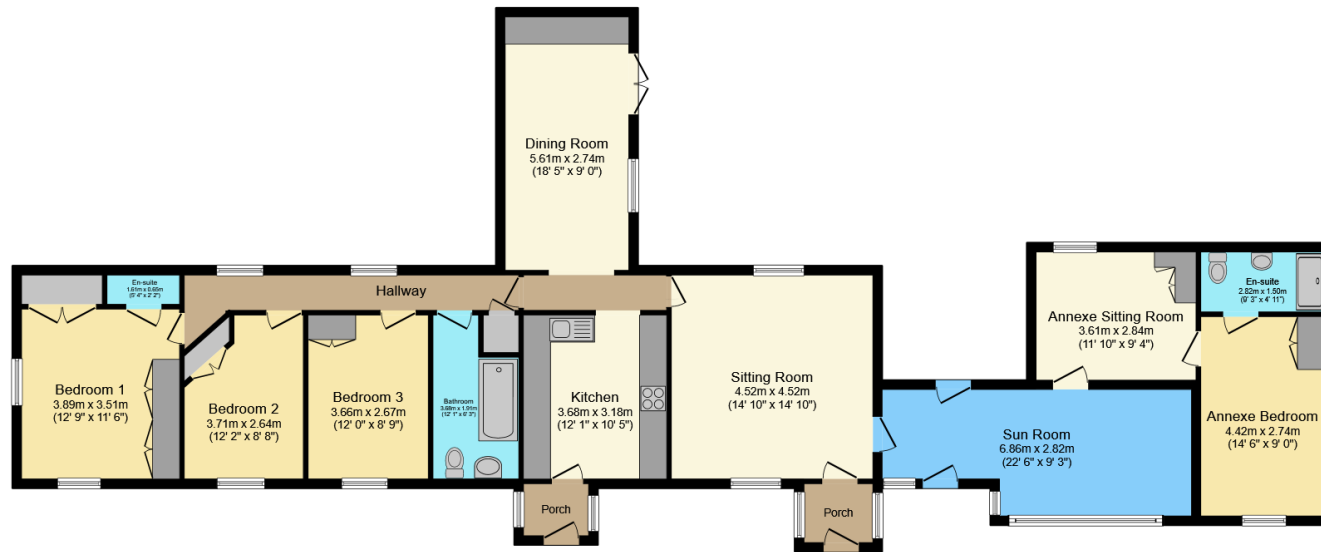
Agents Note

The current owners have undertaken an extensive programme of improvements and upgrades in recent years. Works include a completely new roof in 2021, replacement fascias and guttering, new soakaways and drainage improvements, updated electrical works with new consumer unit, new radiators throughout, and cladding to the annex and porches. Internally, the property benefits from a beautifully fitted Howdens Kitchen installed in 2022 with integrated Neff appliances and AEG hob, together with porcelain tiled flooring and light tunnel. The main Bathroom was also upgraded in 2022 with quality fittings and porcelain tiling, whilst solid oak internal doors were fitted to parts of the home. Further enhancements include fitted Sharps wardrobes to two bedrooms, new carpets to the principal accommodation in 2024 and annex in 2025, widening of the driveway with new pillar, and a comprehensively upgraded annex shower room with new units, heated towel rail and porcelain tiling completed in 2025. An Aga Westbury wood burning stove was also installed in 2020.

Council Tax Band

E with Improvement Indicator - North Devon Council

If the property has been improved or extended since it was placed in a Council Tax band, the band will be reviewed and may increase following the sale of the property.



Ground Floor

Total floor area: 150.1 sq.m. (1,616 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





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Area Information

Fremington is pleasant village close to beautiful Instow and the popular Tarka Trail. Once a thriving port when the railway ran through the village, there are reminders of the area's heritage all around and close to the River Taw - within sight from the top of Sampson's Plantation. Visit the easy-going museum at Fremington Quay for an insight into quite how busy the sleepy Fremington once was.

The village itself is home to several good pubs, churches, a community centre and shops – there's even a chippy. To the west is Instow with its expansive and jaw-dropping views of the Taw / Torridge Estuary and views out to the ocean. In the old days, there used to be a ferry to Crow Point to avoid the 20-mile plus walk to Braunton. The estuary enjoys one of the highest low-high tide ratios in the world at Instow and the surrounding beaches. Seafood restaurants attract people from all over the county and it's not surprising that upstream in the Taw is home to one of the last Salmon net fishermen in the land. The Fremington area of North Devon is a really interesting place full of walks and views, you'll never run out of ideas for places to visit in all seasons.

The property is within short driving distance of the Atlantic Highway (A39) that is the main feeder route across the region leading to Wadebridge in Cornwall to the south-west and to the M5 by Tiverton in the east. A bus service provides access to North Devon's 'capital', Barnstaple. Bus users can also reach Instow, Westward Ho!, Bideford, Braunton, Appledore, Croyde and Ilfracombe.

Directions

From Bideford Quay, proceed over the Old Bridge and take the left hand exit at the roundabout signposted towards Barnstaple. Continue through the popular villages of Instow and Yelland before arriving into Fremington. Upon reaching the village, take the left hand turning immediately prior to the war memorial. Follow this road as it bears around to your right alongside the newer development to where a private lane will be found on your left hand side. Proceed down this lane and Church Farm will be located on your left 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 and individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

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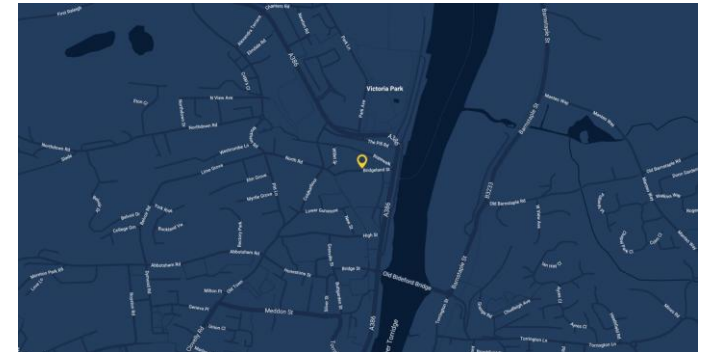
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