



Bond  
Oxborough  
Phillips

*Changing Lifestyles*

Southfield Barn  
Yarnscombe  
Barnstaple  
Devon  
EX31 3NQ

**Guide Price of: £850,000 Freehold**



Changing Lifestyles

01805 624 426  
[torrington@bopproperty.com](mailto:torrington@bopproperty.com)



# Southfield Barn, Yarnscombe, Barnstaple, Devon, EX31 3NQ



- Stunning barn conversion
- Beautiful rural setting
- Four double bedrooms
- Ensuite to master bedroom
- Down stairs cloak and utility rooms
- Detached double garage with studio / home office
- Workshop
- All set in 3.7 acres of beautiful gardens
- Long gravelled driveway
- EPC: D
- Council Tax Band: F



Nestled in the tranquil countryside, this period detached barn conversion offers a perfect blend of charm and comfort. Boasting four bedrooms, three reception rooms, and two bathrooms, this homely property exudes a peaceful and inviting atmosphere. The well-maintained interiors are stylishly decorated, creating a cosy and scenic retreat for its occupants. Outside, a beautifully landscaped garden provides a serene space to relax and unwind, while ample parking and a double garage with studio above offer convenience for residents as well as the possibility of multi-generational living or income potential. They have even added a separate home workshop for those that love tinkering at their favourite hobbies, all this provides the perfect lifestyle / work balance. With picturesque views surrounding the property, this rural haven is ideal for those seeking a peaceful escape from the hustle and bustle of city life. Don't miss the opportunity to own this idyllic countryside retreat.



I am completely undecided as to whether I love this home because of its stunning rural setting, it's pretty and appealing looks, the practicality of family living that it offers or the feeling one gets as you sit on the sun terrace realising that you have made that Devon dream become reality.

This beautiful property has been lovingly and sympathetically improved by the current owners to create a truly amazing home, one not to be missed!

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Southfield Barn sits within its own grounds of a little over 3.7 acres and this is where it really does come into its own. The owners have really spent a lot of time creating a truly stunning haven to enjoy the best of the North Devon fresh air. They have painstakingly landscaped the formal gardens to create a fantastic spectacle of colour and scent to titivate the senses perfectly showcased from the comfort of the luxury octagonal summer house . The clucking of pheasants, calls of buzzards overhead and the sound of the morning dawn chorus of gardens birds fill the air. Maybe I romanticise a little but even the most hardy of people will find themselves with a beaming smile from ear to ear. An unmistakable sense of calm and relaxation ensues as you finally realise that Devon dream has become reality.

Ticking boxes aside, it is in my experience that the feel of the home is what will make you buy it. Only by visiting Southfield Barn you will know if it is "the one". I strongly urge you to take the time to experience it for yourself!











THE VENDOR INFORMS US THAT THE PROPERTY IS OF STONE CONSTRUCTION UNDER A SLATE ROOF . YOUR SURVEYOR OR CONVEYANCER MAY BE ABLE TO CLARIFY FURTHER FOLLOWING THEIR INVESTIGATIONS. THE PROPERTY IS SERVICED BY AN AIR SOURCE HEAT PUMP AND SEPARATE IMMERSION HEATER. OTHER FORMS OF HEATING INCLUDE A LOG BURNING STOVE. MAINS ELECTRIC AND WATER ARE CONNECTED. THE PROPERTY IS CONNECTED TO A TWO WAY SHARED PRIVATE DRAINAGE SYSTEM LOCATED NEXT DOOR.

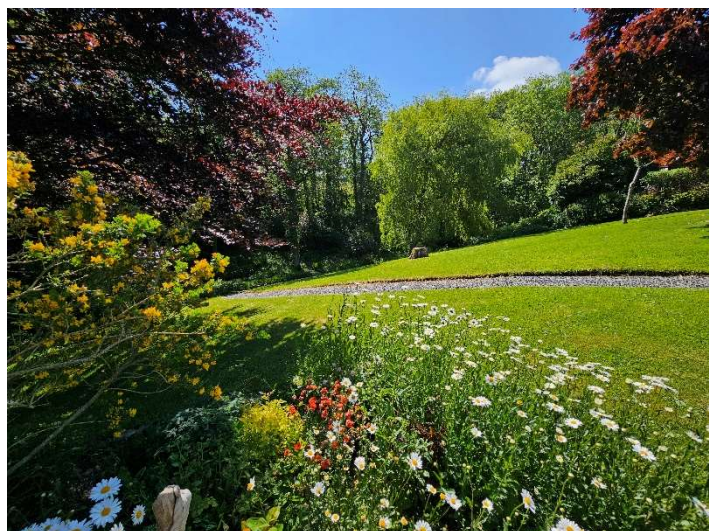
BROADBAND: ULTRAFast SPEEDS AVAILABLE UP TO 1000 MBPS. (INFORMATION TAKEN FROM OFCOM CHECKER)

MOBILE PHONE: COVERAGE AVAILABLE ONSITE (SEE OFCOM CHECKER FOR FURTHER INFORMATION)

THE DRIVEWAY IS OWNED BY EAST GREY LAKE, SOUTHFIELD BARN ENJOYS A RIGHT OF WAY OVER THE LANE TO ITS DRIVEWAY.



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## Directions

From Torrington proceed along New Road and at the roundabout take the 2nd exit onto the B3227 signposted South Molton. Continue on this road to and through High Bullen round a series of bends and past the Cranford Inn public house on your right. Keep following the road passing a set of cross roads and through a wooded area and out the other side where the road flattens. Take the next turning left just after the layby and follow the lane for a short distance to where the road forks. Bear left here onto a concrete driveway going down to the complex keeping left up the incline through a five bar gate and onto the driveway.

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.

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

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Devon

EX38 8EP

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Email: [torrington@boproperty.com](mailto:torrington@boproperty.com)

## Have a property to sell or let?

If you are considering selling or letting your home,  
please contact us today on 01805 624 426 to  
speak with one of our expert team who will be able  
to provide you with a free valuation of your home.

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