# Red Barn Farm

Stibb Cross, Torrington, Devon EX38 8LW

Guide Price

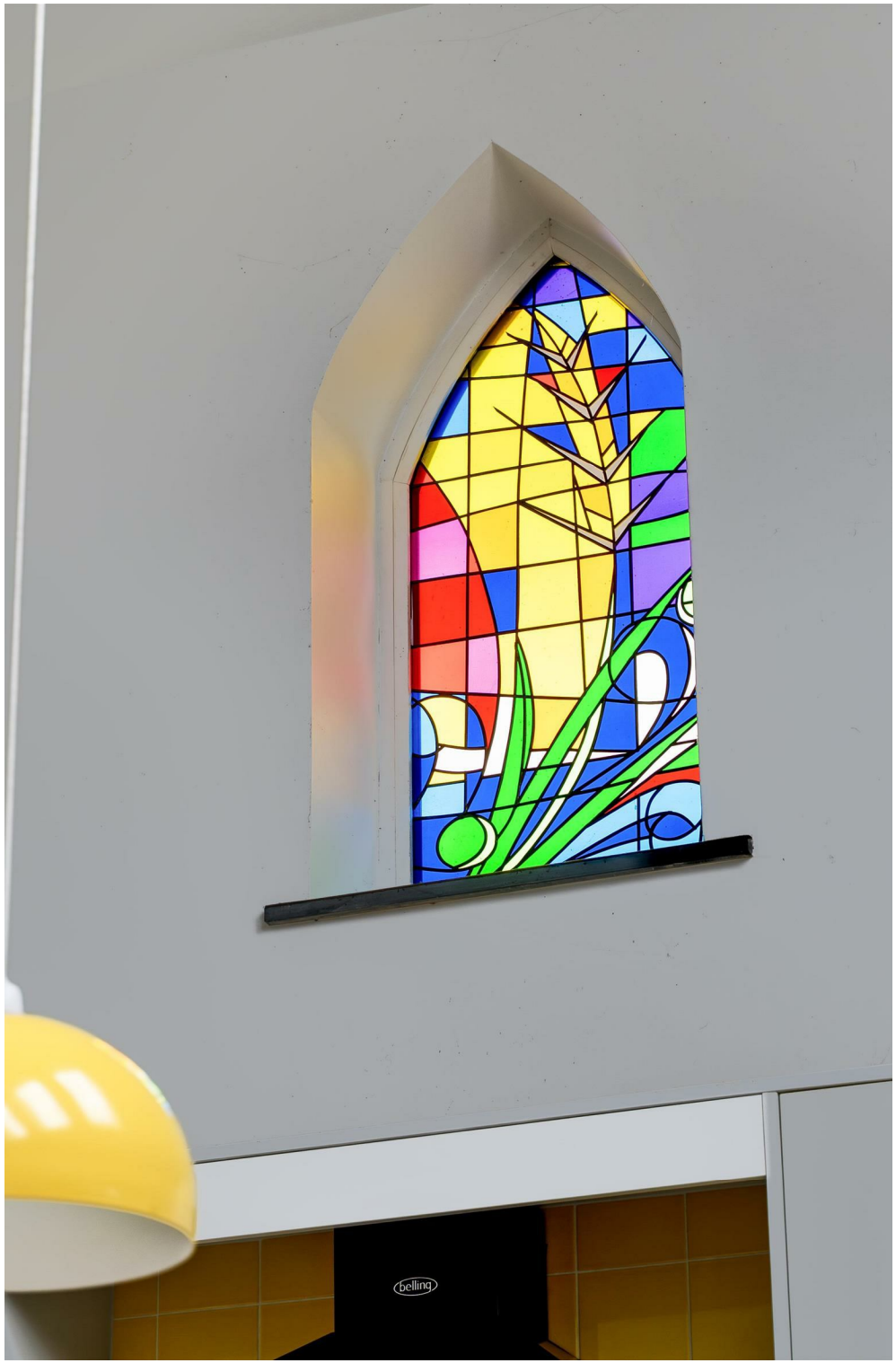
£850,000



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# A Beautiful 4/5 Bedroom Home Set In Approx 5.39 Acres With Outbuildings & Countryside Views

Red Farm Barn, Stibb Cross, Torrington, Devon EX38 8LW



Red Barn Farm is a wonderfully individual country home, combining a beautifully converted five-bedroom barn, two substantial outbuildings and approximately 5.40 acres of gardens, orchard and paddocks.

Converted by the current owners in 2020, the property has been thoughtfully designed to retain the character and fabric of the original barn while creating a light, spacious and comfortable family home. Exposed beams and local slate window sills sit alongside generous areas of glazing, vaulted ceilings and a number of bespoke details, including individually designed stained-glass windows.

The accommodation is predominantly arranged on one level in an attractive U-shape around a south-facing courtyard, providing a sheltered and private setting for outdoor dining and entertaining.

At the heart of the house is a generous kitchen with granite worktops, a central island and adjoining utility room. From here, the accommodation flows naturally into the impressive living room, where a vaulted ceiling, wood-burning stove and mezzanine snug create a particularly inviting space. Double-height glazing takes full advantage of the outlook, with views stretching across the paddocks and surrounding countryside towards Dartmoor.

There are five well-proportioned double bedrooms, offering excellent flexibility for family life, visiting guests or those wishing to work from home. The principal suite is positioned at the western end of the house and includes a walk-in wardrobe, en-suite shower room and glazed doors opening directly onto the garden.

Outside -

The land is an integral part of the appeal of Red Barn Farm. Extending to approximately 5.40 acres in all, the grounds include gardens, a small orchard and a number of level grass paddocks divided by secure livestock fencing.

A gated entrance opens onto a private driveway, leading to a substantial gravelled parking and turning area with ample room for several vehicles, trailers or a horsebox.

Whether you are looking for a smallholding, an equestrian property or simply the opportunity to enjoy more space and privacy, Red Barn Farm offers considerable versatility.

Barns & Outbuildings -

The property benefits from two particularly useful and substantial outbuildings.

The timber workshop measures approximately 13.78m x 6.23m and has a concrete floor together with water and electricity. Currently used for storage, it could equally lend itself to use as a workshop, stabling or livestock accommodation.

The larger general-purpose barn measures approximately 18.79m x 12.29m and provides an exceptional amount of additional space. Suitable for a variety of uses, it may also offer potential for conversion or alternative use, subject to obtaining any necessary planning permissions and consents.

A timber field shelter is also positioned within the paddock and has previously been used for sheep and lambing.

Services -

Mains electricity and water. Private drainage via septic tank. Calor gas-fired underfloor central heating.
According to Ofcom, standard broadband is available and mobile coverage is likely. Buyers should make their own enquiries regarding speeds and availability.





**Entrance Hall**

**Kitchen / Breakfast Room 6.03m x 5.14m (19'9" x 16'10")**

**Sitting Room 8.69m x 4.92m (28'6" x 16'1")**

**Utility Room 3.18m x 3.12m (10'5" x 10'2")**

**Bedroom 1 10.46m x 4.08m (34'3" x 13'4")**

**Dressing Room**

**Bedroom 2 4.19m x 3.45m (13'8" x 11'3")**

**Bedroom 3 4.17m x 3.46m (13'8" x 11'4")**

**Bedroom 4 4.20m x 3.31m (13'9" x 10'10")**

**Bedroom 5 / Study 3.85m x 3.69m (12'7" x 12'1")**

**Mezzanine 3.53m x 3.41m (11'6" x 11'2")**

**363.9 sq (1193'10" sq)**




HM Land Registry
180.1m
The land app
Tanglewood
Red Barn Farm
177.5m
5.39 ac
PS&D
BUY · SELL · LET
175.7m











# Situation

Red Barn Farm occupies an attractive rural position on the outskirts of Stibb Cross, a popular village with a local pub serving food, while a well-regarded farm shop is just a short drive away.

The historic market town of Great Torrington lies approximately 5 miles away and provides an excellent range of everyday amenities, including a bank, butcher, Post Office, independent shops, pet shop and places of worship. The town is also home to the Plough Arts Centre, incorporating a theatre, cinema and art gallery, together with supermarkets, pubs, restaurants, schools, a swimming pool and golf course. Nearby attractions include the renowned RHS Garden Rosemoor and Dartington Crystal. Great Torrington is surrounded by extensive commons, providing wonderful opportunities for walking and enjoying the surrounding countryside.

The port and market town of Bideford is situated just under 9 miles away and offers a comprehensive range of amenities, including schooling for all ages, both state and private, five supermarkets and a retail park.

The spectacular North Devon coastline is also within approximately 10 miles, placing popular destinations such as Westward Ho! and the picturesque fishing village of Clovelly within easy reach.

Barnstaple, North Devon's principal regional centre, is approximately 18 miles away and provides the area's main business, shopping and commercial facilities.

Overall, Red Barn Farm offers an appealing setting for those seeking genuine countryside living, with the space, privacy and rural surroundings that brings, while remaining conveniently positioned for nearby villages and towns and the spectacular North Devon coast.

## DIRECTIONS

For directions use the postcode EX38 8LW or What3words: ///attending.feeds.fragments





**VIEWING**

**By appointment through Phillips, Smith & Dunn Bideford Office on - 01237 879797**









# Stibb Cross, Torrington

Approximate Area = 2606 sq ft / 242.1 sq m
Outbuilding = 3918 sq ft / 363.9 sq m
Total = 6524 sq ft / 606 sq m
For identification only - Not to scale




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