



1 Home Farm Barn Fremington, BARNSTAPLE, Devon, EX31 3DQ





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Guide Price £550,000

JOHN SMALE AND CO are delighted to offer to the market, this fabulous Grade II listed, non estate barn conversion. Benefitting from all the charm and character you would hope to find, along with a double garage, private parking and mature gardens. The property is well presented throughout, with the spacious and flexible accommodation arranged over three floors. Briefly comprising of an entrance hall, cloakroom, dining area, fitted kitchen which was converted from a former granary, living room with multi-fuel stove, four bedrooms (one ensuite), separate shower room, and a generous loft room with skylight windows.

The property is situated in the heart of Fremington, which offers facilities including church, school, post office, health centre, hairdressers, Fremington Quay with direct access to the Tarka trail, character pubs and excellent restaurants. Other nearby villages include Northam with its Burrows Country Park offering many attractive walks and stunning vistas, Appledore, famous for its pretty winding streets and quayside overlooking the Estuary across to Instow, and Westward Ho!, with its long sandy beaches and championship golf course. Approximately 6 miles distance is the port and market town of Bideford where a wide range of national and local shopping, banking and recreational facilities can be found and the bustling town of Barnstaple, approximately 3 miles distance, offers amenities including theatre, college and the acclaimed 'Green Lanes' shopping centre.

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Grade II Listed Barn Conversion
Sought After Village Location
Full of Character and Charm
Short Walk from Village Centre and Amenities
Double Garage and Driveway Parking
Spacious Living Room with Multi-Fuel Stove
Fitted Kitchen within Former Granary
Four Bedrooms (1 Ensuite)
Dining Area and Ground Floor Cloakroom
Generous Loft Room with Skylight Windows



Entrance Hall

2.53m x 2.73m (8' 4" x 8' 11") Stairs to First Floor.

Cloakroom

With low level W/C, pedestal wash hand basin.

Dining Room

3.02m x 3.47m (9' 11" x 11' 5")

Living Room

5.19m x 5.94m (17' 0" x 19' 6")

Gorgeous double aspect room with multi-fuel stove and door leading to the rear garden.

Kitchen

2.90m x 6.05m (9' 6" x 19' 10")

Spacious fitted kitchen, which was a former granary. This part of the property sits on saddle stones, which is how the barn qualifies for its Grade II listing. There are ample work surface areas, fitted cupboards and drawers, space for a Rangemaster cooker and American style fridge/freezer, along with a built in washing machine and dishwasher.

First Floor Landing

Stairs to Second Floor, with feature window.

Bedroom One

2.59m x 3.55m (8' 6" x 11' 8")

En-Suite Shower Room

1.11m x 3.02m max (3' 8" x 9' 11" max)

Bedroom Two

2.64m x 4.18m (8' 8" x 13' 9")

Bedroom Three

3.08m x 3.45m (10' 1" x 11' 4") Currently arranged as an Office.

Shower Room

2.05m x 2.33m (6' 9" x 7' 8")

Second Floor Landing

Bedroom Four

5.31m x 5.70m max(17' 5" x 18' 8" max) A large double aspect room with two skylights.

Loft Storage Space

2.68m x 3.63m max (8' 10" x 11' 11" max)

Outside

A five bar gate will be found at the end of a shared lane, which leads to the property. To the front of the property is a hard standing area providing off road parking for 2/3 cars. There is also a double garage. The property benefits from a useful bin storage and recycling store to the front, along with landscaped front gardens and access down one side and onto the rear garden. There is a good size mature garden with lawn and seating areas to the rear along with a gate providing separate pedestrian access. Within the grounds you will also find two good sized storage sheds - one measuring 4.2 m x 2.4 m and the other measuring 2.4 m x 2.4 m.

Double Garage

5.66m x 5.68m (18' 7" x 18' 8") With two up and over garage doors. No dividing wall down the middle. Window, electric power, pitched roof with boarded storage area.

SERVICES

Mains Services Connected. Gas, Electric and Water.

Council Tax Band: D.

Please note: Council Tax bandings can be reassessed after a change of ownership. For further information please contact the local authority.

EPC Rating: Exempt. Grade II Listed Property.

DIRECTIONS

From Barnstaple, continue over the Long Bridge and up Sticklepath Hill. Follow this road and upon reaching the roundabout at The Cedars, continue straight over signposted Fremington / Bickington. Continue through Bickington and upon reaching Fremington, take the left hand turning prior to the shops onto Higher Road. Follow this road and upon reaching the right-hand bend, continue to follow road for a short distance. Turn left down a lane, opposite the parking area for Fremington Primary School. Continue down lane until the end, passing a 5-Bar Gate. The parking area for the property will be found immediately on your left hand side, next to the double garage.

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GROUND FLOOR
701 sq.ft. (65.1 sq.m.) approx.



1ST FLOOR
536 sq.ft. (49.8 sq.m.) approx.



2ND FLOOR
534 sq.ft. (49.6 sq.m.) approx.



TOTAL FLOOR AREA : 1771 sq.ft. (164.5 sq.m.) approx.

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