



North Patchole Barn, Kentisbury, Barnstaple, Devon, EX31 4NB





## North Patchole Barn, Kentisbury, Barnstaple, Devon, EX31 4NB

### Asking Price £475,000

A most substantial yet discreetly sited barn conversion, North Patchole Barn enjoys a 'tucked away' position within the well regarded hamlet of Kentisbury Ford, surrounded by lush countryside yet within reach of Ilfracombe with its wide range of shops, Combe Martin with its stunning beach and of course the regional centre of Barnstaple. On arrival the barn presents imposing stone elevations as well as ample off road parking, and it is only stepping over the threshold that the character and spaciousness of the accommodation can be fully realised.

The ground floor accommodation is 'bookended' with a spacious reception room at each end of the barn, both featuring imposing Inglenook style hearths. The room at the right hand end is currently arranged as a sitting room and in this room the fireplace has a substantial multi fuel burner, ideal for cosy winter evenings. This room enjoys an outlook over the very pretty gardens to the rear of the barn, and there is a door to the garden as well. The room at the other end of the barn also has an Inglenook fireplace and could be a second sitting room or formal dining room and leading off from this room is the second kitchen/utility room, making the house suitable for dual family use or possibly to create an AirBnB style annexe. In between these rooms is the kitchen with ample storage and a pleasant outlook over the gardens, and also the surprisingly spacious hallway with full height glazing, door to garden and the attractive staircase to the first floor. The hallway is large enough to be utilised as a study area or dining hall and is a most appealing space.

On the first floor there are two en-suite bedrooms, one at each end of the barn, a spacious landing area, two further good size bedrooms and a family bathroom, bringing the total number of WC's to four, always useful in a large property!

The gardens at North Patchole Barn are a particular delight, comprising of lawned areas, attractive mature shrubs and flower beds as well as a useful greenhouse and further timber shed. There is a further store at the end of the barn with a tiled roof providing a particularly dry and safe storage area.

In conclusion, North Patchole Barn offers charming characterful accommodation with the potential for annexe/income or dual family occupancy, all set in a desirable rural hamlet.

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Charming and Characterful Barn Conversion  
Quiet Hamlet Location  
Spacious and Flexible Accommodation  
Potential For Dual Family / Holiday and Income  
Ample Parking  
Delightful Gardens  
Surrounded By Rolling Countryside  
Viewing Highly Recommended



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## Entrance Hallway

### Kitchen

4.51m x 3.58m (14' 10" x 11' 9")

### Living Room

5.52m x 5.25m (18' 1" x 17' 3")

### Dining Room

5.95m x 4.71m (19' 6" x 15' 5")

### Utility / Boot Room

3.26m x 2.55m (10' 8" x 8' 4")

## Laundry Room

3.26m x 2.14m (10' 8" x 7' 0")

## Cloakroom

1.40m x 0.91m (4' 7" x 3' 0")

## Stairs to First Floor Landing

## Bedroom One

5.84m x 3.32m (19' 2" x 10' 11") With fitted wardrobe.

## En-Suite Shower Room

2.30m x 1.80m (7' 7" x 5' 11")

## Bedroom Two

4.79m x 3.58m (15' 9" x 11' 9") With walk-in wardrobe.

## En-Suite Bathroom

2.82m x 2.37m (9' 3" x 7' 9")

## Bedroom Three

4.58m x 3.92m (15' 0" x 12' 10")

## Bedroom Four / Study

3.14m x 2.43m (10' 4" x 8' 0")

## Family Bathroom

2.17m x 1.80m (7' 1" x 5' 11")

## Outside

The gardens comprise of lawned areas, attractive mature shrubs and flower beds as well as a useful greenhouse and further timber shed. There is a further store at the end of the barn with a tiled roof providing a particularly dry and safe storage area.

## Agents Note

Solar panels were fitted in 2015.

## SERVICES

Services: Mains Water, Electricity, Oil Fired Heating (with replacement boiler awaited). Septic Tank Drainage.

Council Tax Band: F.

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

EPC Rating: D.

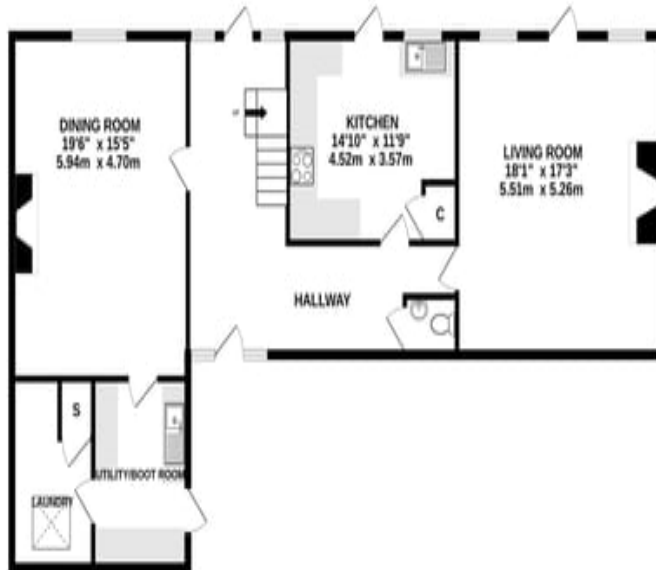
## DIRECTIONS

From Barnstaple town centre take the A39 towards Lynton. Proceed past the North Devon District Hospital and continue on the A39 through Shirwell and having passed Arlington Court, proceed to Kentisbury Ford. Here turn left and left again to Patchole. Take the right hand turning at the finger post and the rear of the property will be found on the left hand side, with a For Sale board displayed.

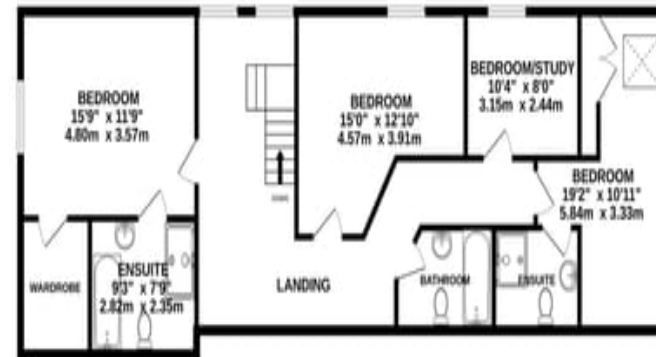
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**GROUND FLOOR**  
1174 sq.ft. (109.1 sq.m.) approx.



**1ST FLOOR**  
1041 sq.ft. (96.7 sq.m.) approx.



**TOTAL FLOOR AREA : 2215 sq.ft. (205.8 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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