



The Old Granary

A beautiful, stone built, 3 bedroom barn, newly converted to a high specification, with exposed beams and stonework. Located on the edge of the popular, self-contained village of Bradworthy in North Devon, 15 minutes from the coast.

The Old Granary will be completed in spring 2019. It stands attached to its sister barn, The Shippon, both part of an exciting development of three individually distinct, barn conversions, all of which were once part of the original working farm.

Key features

- Outstanding quality barn conversion
- Spacious 9 x 5m kitchen/living room
- Three bedrooms, master ensuite
- Utility.
- Separate cloakroom.
- Exposed beams A frames, lintels, stonework and soft rounded walls.
- Underfloor heating.
- Cabled ready for sky and data networks.
- Garden across drive with new 6ft x 8ft store shed.
- Allocated parking for two cars
- Edge of village location
- 5 min Level walk to village, all amenities and doctor surgery.
- 15 minutes from the fantastic Devon/Cornwall coast
- Holsworthy 7miles, Bude 12miles, Bideford 14miles.

Accommodation

Ground Floor

Enter the front door into

Kitchen / Living room 9 x 5.2m (30'4" x 17'1")

Spacious open plan room with beams, soft walls and exposed stonework.

Kitchen with polished natural slate work surfaces, gas hob, electric oven. Traditional white ceramic inset sink. Integrated dishwasher.

Wood burner set on slate hearth. Craftsman-made oak and glass staircase brightly lit by two west facing windows. Under stairs cupboard.

Solid oak door leads up three steps to

Master bedroom (4.3 x 3.8 / 14'1" x 12'6")

Characterful room with vaulted ceiling, exposed beams two windows and roof light.

Ensuite with 900 x 1200mm walk-in shower with drencher head and standard shower head. Bespoke oak and slate basin unit. Toilet. Heated ladder towel rail. Tiled floor.

Another door leads up steps to

Utility (2.37 x 2.9m / 7'9" x 8'10") with sink, boiler and storage cupboards and a **separate Toilet**. All ground floors have underfloor heating.

First Floor

Bedroom 2 (3.5 x 5.3 / 11'6" x 17'5") with original exposed A frame, soft walls and full length bespoke window.

Family Bathroom (1.7 x 2.8 m / 5'7" x 9'2") with bath, sink, toilet and separate walk in shower.

Bedroom 3 (3.5 x 5.3 / 11'6" x 17'5" max) with original exposed A frame, soft walls, full length bespoke window.

Heating

Gas-fired, combi boiler

First floor bedrooms are heated by radiators.

Family bathroom has electric underfloor heating.

Doors

All internal walls are ledged, planked solid oak with hand forged, pewter ironmongery.

Windows

The windows are all bespoke, hand-made in wood by local craftsmen, with pewter ironmongery.

Tech

All is cabled ready for sky and data networks.

History

This lovely, traditional, old stone barn was originally used as a granary. The grain being carried up the stone steps at the back of the building to the grain store above which are now the bedrooms. Now a beautiful, welcoming home filled with character.

Outside

The garden (approx 11 x 22m / 36' x 72') sits immediately opposite across the drive, bordered by a hedge bank on two sides and picket fencing on the other sides.

There is a new 6ft x 8ft garden shed in the garden for storage and wood store.

Allocated parking for two cars.

Immediately to the back of the property is the original Honnacotts farmhouse.

The Old Granary is part of an exciting development of three barn conversions surrounded by fields and with far reaching countryside views.

Services

Mains electric – British Gas

Mains water – SW Water

Sewage – The Shippon has it's own treatment plant underground in the garden

Gas - the property has it's own gas tank, also underground in the garden.

Please note: Neither the treatment plant nor the gas tank is shared with any other property.

Further details

For loads more info on the property, please download the additional information sheet 'A Dozen Great Reasons to Live at The Old Granary'.

Surrounding Area

Bradworthy has the largest village square in the county. It is a lovely self-contained village with a post office/Costcutter, general stores, doctors surgery, garage pub, church, an excellent Academy primary school and more.

The stunning, wild and rugged North Devon/Cornwall coast lies within easy reach some 12 miles away with small secluded coves and long sandy beaches. Perfect for walking, swimming, surfing and kite surfing.

Holsworthy, the Nearest market town is, 7 miles away with a Waitrose store, 24hr M&S garage and a weekly farmers market held in the square.

Bude is 15 miles away with it's popular sandy beaches, sea pool and highly regarded surfing school – Also access to the cyclists Tarka Trail.

Barnstaple, North Devon's largest market town great for shopping and with the North Devon district hospital is 40mins.

Exeter with access to the M5, airport and shopping is 1h 10mins away as is **Tiverton** with access to M5

Newquay airport is 1hr 20mins

Directions

From Bradworthy square, follow North road out towards Hartland/Meddon
Continue to the very edge of the village where The Old Granary will be seen on the right hand side just before Crosspark cross.

All information given is to the best of our knowledge