



The Shippion

A deceptively large, single storey, 3 bedroom barn, newly converted to a high specification, with vaulted ceilings and exposed beams. Located on the edge of the popular, self-contained village of Bradworthy in North Devon, 15 minutes from the coast.

The Shippion will be completed in April/May 2019. It is attached to its sister barn, The Old Granary and is one of three very individual and distinct, barn conversions, on an exciting new development once originally a working farm.

Key features

- Outstanding quality barn conversion
- Light and airy vaulted kitchen
- Three bedrooms, all ensuite
- Utility room
- Lots of storage
- Exposed beams, A frames and lintels.
- Underfloor heating throughout.
- Cabled ready for sky and data networks.
- Garden with new 6ft x 8ft store shed.
- 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

Enter the front door into

Kitchen 3.5 x 4.8m (11'6" x 15'9")

With vaulted ceiling, sunny sky lights and A frames. Exposed beams above window.

With natural slate floor, polished natural slate work surfaces, light cream simple shaker style with gas hob, double electric oven. Traditional white ceramic inset sink. Integrated dishwasher.

Window overlooks the drive and garden and has views across a large field to Crosspark farm and beyond to far reaching countryside.

Door to...

Living room (4.8 x 4.1m / 15'9" x 13'6")

Vaulted ceiling with exposed A frames and sunny skylights. Engineered oak flooring, solid oak fronted tall storage cupboards. Wood burner set on slate hearth, TV point, window with views as the kitchen.

Separate WC (0.85 x 1.7m / 2'10" x 5'7")

With bespoke oak and slate sink stand and toilet.

Hallway

Real slate flooring continues from the kitchen into the hallway. Large full height, oak fronted, double storage cupboard.

Utility (1.9 x 2.3m / 6'3" x 7'7")

Stainless steel sink, base units and wall cupboards, boiler and underfloor heating controls, space for washing machine.

Bedroom 1 (4.3 x 3.8m / 14'1" x 7'7")

Accessed from living room with vaulted ceiling, exposed beams, roof lights and window, built in double cupboard with double storage cupboard above. Solid oak doors.

Ensuite (1.7 x 2.8m / 5'7"" x 9'2")

With walk-in, glass panel shower with drencher head and standard shower head. Bath, panelled in engineered oak. Bespoke oak and slate basin unit. Toilet. Heated ladder towel rail. Tiled floor with underfloor heating.

Bedroom 2 (4 x 3.4m /13'2" x 11'2") with vaulted ceiling, exposed beams, built-in full height cupboard, window.

Ensuite (1.6 x 2.2m / 5'3"" x 7'3")

With walk-in shower with glass panel, drencher head and standard shower head. Bespoke oak and slate basin unit. Toilet. Heated ladder towel rail. Full length window. Tiled floor with underfloor heating.

Bedroom 3 (4.5 x 3.2 / 14'9" x 10'6" max) with vaulted ceiling, exposed beams and two rooflights.

Ensuite (1.2 x 3.2m / 4' x 10'6")

With walk-in shower with glass panel, drencher head and standard shower head. Bespoke oak and slate basin unit. Toilet. Heated ladder towel rail. Tiled floor with underfloor heating.

Heating

Gas-fired, LPG combi boiler.

All floors have underfloor heating

Doors

All internal doors are ledged and 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 deceptively spacious, inviting barn conversion was originally where the cows used to be milked, and was always known as the Shippion. The oldest parts are cob and combined with an airy new extension, have created this lovely, welcoming home filled with light, lots of character, beams and wonky walls.

Outside

The garden (approx 11 x 22m / 36' x 72') sits to the front of the house, across the drive backed by a hedge bank to the north and with a picket fence marking its boundaries.

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

There is parking for two cars to the east side of the property.

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

The Shippon has far reaching countryside views.

Services

Mains electric – British Gas

Mains water – SW Water

Sewage – The Shippon has its own treatment plant underground in the garden

Gas LPG - The property has its 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 Shippon.'

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.