



Lower Barn

Roborough - Winkleigh - Devon



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Roborough - Winkleigh - Devon - EX19 8TP

Great Torrington 6.4 miles; Winkleigh 7.8 miles; South Molton 14.8 miles; Barnstaple 13.3 miles; Exeter 30.3 miles

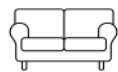


Delightfully charming detached countryside residence

Lifestyle opportunity. Converted former stone shippen.

Extensive views over large garden and grounds. In all about 7.2 Acres

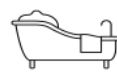
Freehold Guide Price £695,000



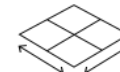
2



3



2



152 sq. m

Viewing by appointment only through the Sole agents:

Greenslade Taylor Hunt, 23 Broad Street, South Molton, Devon EX36 3AQ

Tel: 01769 574500 Email: residential.southmolton@gth.net

INTRODUCTION

Nestled within a peaceful rural hamlet and enjoying far-reaching countryside views, Lower Barn is an impressive detached barn conversion set within approximately 7.2 acres of gardens and pasture.

DESCRIPTION

Nestled within a peaceful rural hamlet and enjoying far-reaching countryside views, Lower Barn is an impressive single-storey detached barn conversion thoughtfully transformed from a traditional Devon shippen and occupying a delightful rural setting set within approximately 7.2 acres of gardens and pasture. Combining characterful period features with comfortable modern living and constructed predominantly of stone beneath a slate roof, the property offers characterful accommodation that blends period charm with modern convenience. The property offers versatile accommodation ideal for those seeking a smallholding, equestrian lifestyle, or simply a private countryside retreat.

The accommodation is bright and spacious throughout, featuring a stunning vaulted sitting room with exposed timbers and an impressive inglenook-style fireplace with wood-burning stove. The well-appointed kitchen and dining room forms the heart of the home and also benefits from a vaulted ceiling and opens directly onto the garden and entertaining deck, creating an excellent space for family life and social occasions.

The property is accessed via a pair of glazed doors to a useful porch/boot room, leading through to the reception hall and cloakroom with wash hand basin and WC. There is also a store room with base units and worktop over with additional shelving. From the hall a door leads through to Bedroom 3 which is a double aspect room overlooking the garden. Also from the hall a doorway leads through to the kitchen/dining room which features vaulted ceilings, exposed roof trusses, slate flooring and a range of fitted units centred around an island with stainless steel sink and drainer with mixer tap and plumbing for a dishwasher under. There is a Rangemaster Professional double oven and induction hob with extractor over. French doors open onto the raised deck and



gardens beyond, creating an excellent space for entertaining and everyday living.

The impressive sitting room enjoys similar architectural features, with vaulted ceilings, exposed timbers and a substantial stone fireplace with timber mantel housing a wood-burning stove. Glazed doors open directly to the raised deck area, the gardens and courtyard beyond, enhancing the connection between the internal accommodation and outdoor spaces. From the hallway leading from the sitting room there is access to the rear courtyard which houses the boiler and oil tank.

The property provides three spacious bedrooms with 2 being accessed from the hallway. Bedroom 1 is the light and airy master bedroom which benefits from a dual-aspect outlook and a half glazed door to the garden. There is an ensuite shower room, comprising shower cubicle, pedestal



wash basin, WC and heated towel rail. Bedroom 2 is another double room with lots of natural light and views over the garden. Bedroom 2 is served by a well-appointed family bathroom comprising a panelled bath, overhead shower unit, shower screen, wash hand basin vanity unit, WC and ladder style heated towel rail.

A separate laundry room accessed from the hallway provides a base unit with worktop over, single drainer stainless steel sink with tap, additional storage with space and plumbing for washing machine.

OUTSIDE

To the front of the property there is a large glazed balcony with access from the kitchen and lounge. There is also a large gravel and paved seating area with an adjoining large lawn. Also within the

property grounds there is a charming shepherd's hut which offers valuable ancillary space, ideal as a home office, studio, guest accommodation or hobby room. Further outbuildings include a double garage and substantial pole barn, providing excellent storage and scope for a variety of uses. There is also one chicken coop and an enclosed vegetable garden with raised beds, greenhouse and potting shed.

The grounds are a particular feature of the property, comprising attractive landscaped garden, a raised sun deck, ornamental pond, kitchen garden, greenhouse and productive pasture extending to approximately 7.2 acres. The land is well suited to equestrian interests, livestock, hobby farming or those wishing to enjoy a rural lifestyle with space to explore with the lower end of the paddock having been retained as a natural wildlife area.

This is a rare opportunity to acquire a beautifully presented countryside home offering character, versatility and land in a highly desirable North Devon location.

SERVICES & OUTGOINGS

Mains electricity and water supplies. Private drainage—septic tank. Oil fired central heating. Solar panels.

Council Tax: Torridge District Council Band E

SITUATION

Lower Barn enjoys a delightful setting within easy reach of the villages of Roborough, High Bickington and Dolton, while the larger centres of Barnstaple, Bideford, South Molton and Torrington provide a comprehensive range of amenities. The renowned North Devon coastline, Exmoor and Dartmoor National Parks are all within convenient reach.

Nestled in the rolling North Devon countryside, Roborough is a charming rural village located just a few miles from Winkleigh, offering a peaceful setting surrounded by farmland, wooded valleys and unspoilt countryside. Positioned between the Rivers Taw and Torridge and within easy reach of both Exmoor and Dartmoor National Parks, the village enjoys an enviable location for those seeking a quieter pace of life while remaining connected to neighbouring towns and villages. The community is centred around its historic church, village hall and popular local pub, helping to create a welcoming and close-knit atmosphere.

Despite its rural setting, Roborough benefits from a range of everyday amenities nearby. The neighbouring village of Winkleigh

provides a primary school, village stores, post office, medical facilities and a selection of independent shops and cafés. The market town of Great Torrington is approximately 20 minutes away and offers a wider range of supermarkets, leisure facilities and secondary schooling, while Barnstaple, the regional centre for North Devon, provides extensive shopping, dining and rail links. The area is renowned for its beautiful walking and cycling routes, countryside pursuits and access to some of Devon's most attractive landscapes, making Roborough an appealing location for families, retirees and those looking for a rural lifestyle within easy reach of larger centres

DIRECTIONS

What3Words:- For the exact location download the App and enter:- **singled.plays.gambles**

ADDITIONAL INFORMATION

Broadband: FTTC—Fibre broadband is available—highest available download speed 1600 Mbps, highest available upload speed 115 Mbps. (Based on Openreach data)

Mobile Coverage: Coverage available via EE, Vodafone, Three and O2. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider. (Based on Ofcom data) Starlink is also an option.

Flooding: The property is in an area at a VERY LOW RISK from River/Sea flooding (defined as the chance of flooding each year as less than 0.1%) and MEDIUM from Surface Water flooding (defined as the chance of flooding each year as less than 0.1%) (Gov UK data).

Construction Type: Stone







Lower Barn, Roborough, Winkleigh, EX19 8TP

Approximate Area = 1792 sq ft / 166.4 sq m (excludes pole barn)

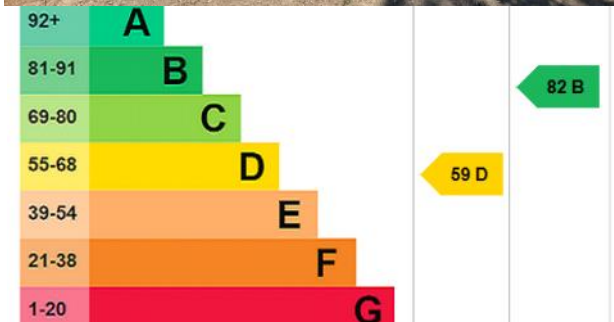
Double Garage = 317 sq ft / 29.4 sq m

Total = 2109 sq ft / 195.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Greenslade Taylor Hunt. REF: 1498552



IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.

