







Southfield Barn, Yarnscombe, Barnstaple EX31 3NQ

Torrington 4.6 miles; Barnstaple 9.2 miles; Exeter 34.1 miles

3 | 4 | 2 | 148.5 sq

Escape to a beautifully presented detached period barn conversion set in approximately 3.7 acres of stunning landscaped grounds, offering four bedrooms, versatile living space, and exceptional extras including a studio, workshop, and breathtaking countryside views.

Freehold O.I.E.O £800,000

DESCRIPTION

Nestled within a peaceful countryside setting, this impressive detached period barn conversion offers a wonderful blend of character, comfort, and versatility. Beautifully presented throughout, the property provides generous and flexible accommodation, including four double bedrooms, three reception rooms, two bathrooms and a downstairs cloakroom all thoughtfully arranged to suit modern family living.

The interiors have been carefully maintained and stylishly enhanced, creating a warm and inviting atmosphere that perfectly complements the home's rural charm. Outside, the property truly excels. Set within approximately 3.7 acres, the grounds have been meticulously landscaped to create a stunning and tranquil environment, ideal for both relaxation and entertaining. A superb summer house offers the perfect vantage point to enjoy the surrounding gardens, which are rich in colour, scent, and wildlife.

Further enhancing the appeal, the property benefits from ample parking, a double garage with a studio above—ideal for multi-generational living or potential income—and a separate workshop, perfectly suited for hobbies or home working. Together, these features provide an excellent balance between lifestyle and practicality.

Surrounded by picturesque views and the sounds of nature, this exceptional home offers a true escape from the demands of everyday life, while still providing all the space and flexibility required for modern living.

Southfield Barn has been lovingly and sympathetically improved by the current owners, resulting in a truly special home that must be experienced in person to be fully appreciated. Viewing is highly recommended to appreciate not only the accommodation but also the unique sense of peace and wellbeing this remarkable property provides.

SERVICES & OUTGOINGS

We understand that mains electric, liquid petroleum gas and water are connected to the property. A shared septic tank split 2 ways.

The property benefits from air source heat pump.

Council Tax: *Torridge District Council—Band F.*

SITUATION

Occupying a rural yet readily accessible south facing position, Southfield Barn lies within the attractive and gently undulating band of countryside between Barnstaple and Great Torrington, enjoying easy access to the neighbouring villages and main routes of communication. The village of Atherington lies just over 2 miles to the east. Great Torrington (5 miles) provides an excellent range of everyday services including shops, building society, restaurants, health centre, library, primary and secondary schooling, post office and the Plough Arts Centre.

Despite its rural position the property also enjoys convenient access to the surrounding districts with the larger town of Bideford and the regional centre of Barnstaple both within easy reach. From Barnstaple the A361 North Devon Link Road provides access to Tiverton and the M5 motorway (Junction 27), with mainline rail services available at Tiverton Parkway and international airports at Exeter and Bristol. The Tarka Railway Line at Umberleigh Station provides convenient access to both Barnstaple and Exeter is situated just 4.2 miles to the east.

The property is ideally situated to take advantage of the many country and woodland walks in the area, together with a wealth of other recreational activities including horse riding, cycling, fishing on the rivers Torridge and Taw, hunting, shooting and golf courses at







Torrington, High Bickington and Barnstaple. To the north and south respectively the Exmoor and Dartmoor National Parks offer beautiful moorland scenery with many foot and bridle paths, whilst the spectacular north Devon coast with its pretty villages and popular sandy beaches is only about 30 minutes' drive away.

DIRECTIONS

What3words:///gladiator.biggest.hypocrite

ADDITIONAL INFORMATION

Broadband: FTTP Broadband is available—highest available download speed 1600 Mbps, highest available upload speed 115 Mbps. (Openreach).

Mobile Coverage: Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.

Flooding: The property is in an area at a VERY LOW RISK from River/ Sea and Surface Water flooding.

Construction Type: Stone and Brick

Planning Permission: - 1/2091/1990 - 1/0292/2017/FUL - 1/0809/2017/FUL - 1/1634/1991 - 1/1486/2001

Rights & Restrictions: Shared driveway costs split 3 ways.



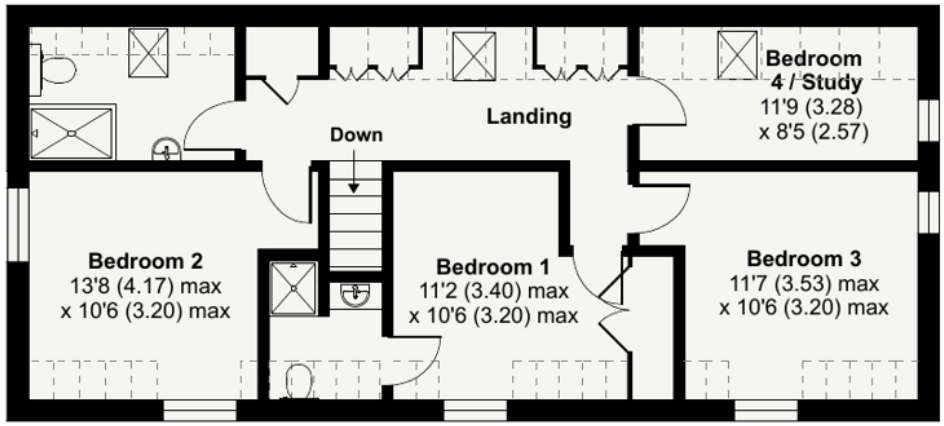






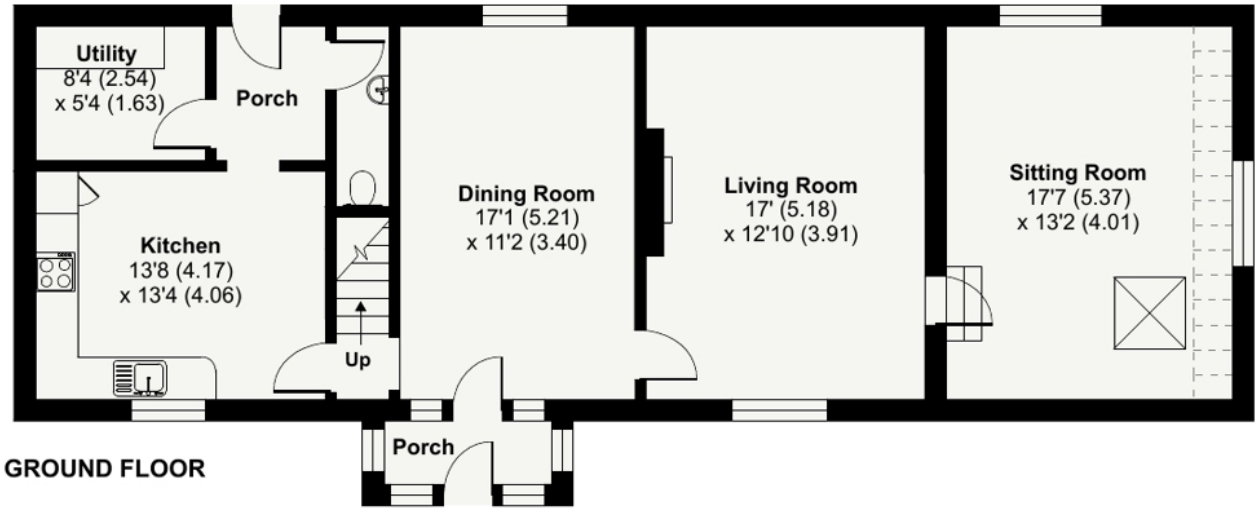
Yarnscombe, Barnstaple, Devon, EX31 3NQ

Approximate Area = 1599 sq ft / 148.5 sq m
Limited Use Area(s) = 243 sq ft / 22.5 sq m
Garage = 285 sq ft / 26.4 sq m
Outbuilding = 114 sq ft / 10.5 sq m
Total = 2241 sq ft / 208.1 sq m
For identification only - Not to scale

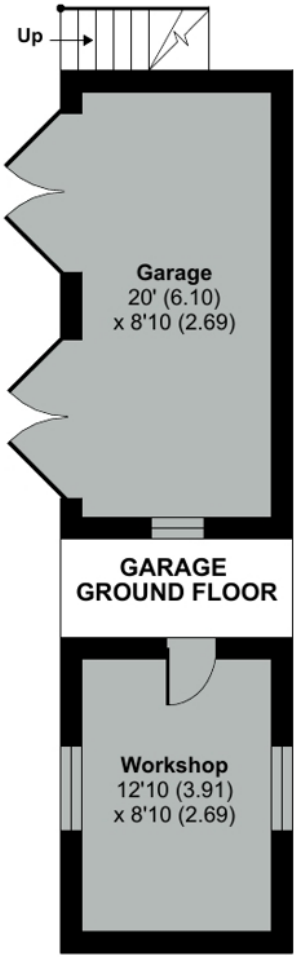


FIRST FLOOR

Denotes restricted head height

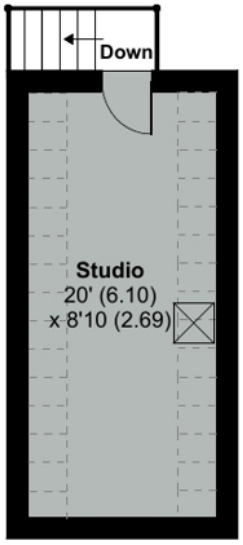


GROUND FLOOR

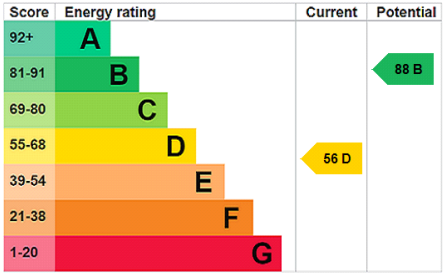


GARAGE GROUND FLOOR

OUTBUILDING



GARAGE FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Greenslade Taylor Hunt. REF: 1435832

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.











VIEWING

Strictly by appointment with the agents

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