



Sunrise Barn



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Huntshaw, Torrington, EX38 7HE

Great Torrington & Bideford 5 miles, Barnstaple 7 miles,
Westward Hol/coast 8 miles

A brand new detached home set in a private and secluded position with wonderful views of the countryside and rolling farmland

- A brand new home finished to an exceptional standard
- Being offered with no onward chain
- Energy efficient home
- 3 Bathrooms
- Freehold
- Private position with countryside views
- Set in around 2.5 acres
- 3 Bedrooms
- Semi rural location
- Council tax band E

Guide Price £895,000

SITUATION

In terms of location the property occupies a very private position set within the rural hamlet of Huntshaw Water which is nestled in some of North Devon's most attractive and unspoilt countryside where numerous woodland walks can be found. The property is situated equidistant from Bideford and the historic Civil War market town of Great Torrington which offers a wide range of amenities for its size, including banks, butchers, bakeries, Post Office, greengrocers, various public houses, places of worship, art centre, Primary and Secondary School. There is also a 9 hole golf course on the outskirts of Great Torrington and nearby tourist attractions include RHS Rosemoor, Dartington Crystal factory and the Tarka Trail along the old railway line. The port and market town of Bideford sits on the banks of the River Torridge, offering an excellent range of amenities including banks, butchers, bakeries, various shopping facilities, restaurants, places of worship, schooling for all ages (public and private) and five supermarkets. The coast at Westward Hol is approximately 6 miles away and has a safe and sandy surfing beach, access to the South West Coastal footpath, adjoining Northern Burrows Country Park and the Royal North Devon Golf Club, reputed to be the oldest links golf course in England. The regional centre of Barnstaple is approximately 9 miles away and offers all of the area's main business, shopping and commercial venues. There are also good transport opportunities with the link road connecting to Junction 27 of the M5 motorway and railway station which connects via the Tarka line to Exeter and Tiverton Parkway.



DESCRIPTION

Sunrise Barn is a brand new detached home set in an almost hidden, private and secluded position with no nearby neighbours and wonderful views of the countryside and rolling farmland. This stunning contemporary home is offering a buyer the opportunity to purchase their very own rural "Grand Design" style property. Sunrise Barn has been finished to an exceptionally high standard throughout with quality finishings internally and externally. Its eco-credentials include zoned underfloor heating, solar panels and air source heat pump. The property presents beautiful stone and part Western Red Cedar clad elevations with anthracite grey aluminium doors and a metal roof giving the property a striking and unique finish. The design of this property has created not only free-flowing, light, open-plan living but also a homely contemporary feel. Externally the property benefits from a sweeping drive with extensive parking, a level private garden and land with unspoilt woodland, natural pond and stream, all amounting to 2.5 acres.

ACCOMMODATION

On entering you are greeted by a light and spacious entrance hallway with large picture window offering views of the surrounding countryside. The three double bedrooms are all on this floor with the dual aspect principal bedroom benefiting from a stylish ensuite with micro cement finished walls and floor, walk-in double shower, sink with vanity unit, WC and anti-mist mirror. The family bathroom is also finished in micro cement and with a similar design in mind but includes a freestanding bath.

The oak staircase with glass balustrade takes you to the lower ground floor and the stunning kitchen/diner with vaulted ceiling and slate flooring throughout, aluminium bi fold doors allowing an abundance of natural light and access to the terrace and garden with wonderful countryside views, perfect for alfresco dining. The bespoke kitchen includes a central island with waterfall stone worktops, all the integrated appliances you would expect, induction hob with built-in extractor and a range of charging points. This stunning space flows seamlessly into the sitting room which boasts two slimline picture windows and bi-fold doors to the garden. The slate flooring continues into this space and also includes an electric fireplace with TV point above. Off the kitchen, the useful utility room/boot room offers plumbing for white goods, worktop space and access to outside. There is also a shower room with WC and sink. A perfect space for kicking off the boots and coats after a countryside walk or after a long day at the beach.

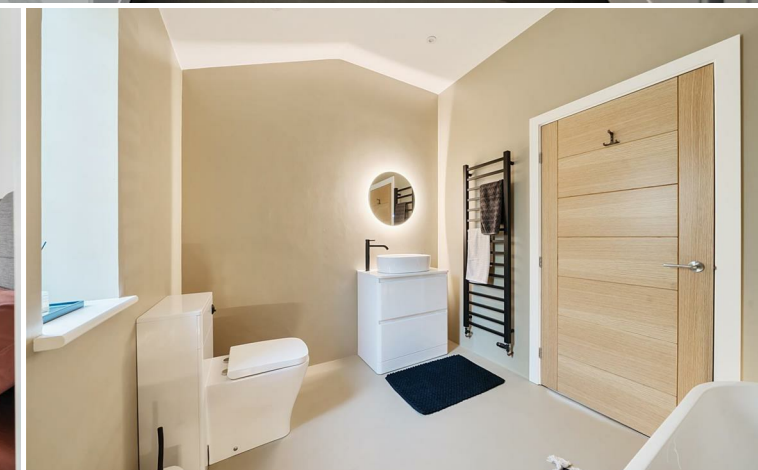
OUTSIDE

The outside space for Sunrise Barn does not disappoint and is accessed via a long sweeping drive finished with granite chippings which leads down to extensive parking for a number of vehicles. From here is access to the garden, land and the front door via a small bridge finished in slate.

The gardens wrap around the home with the South East facing rear garden being completely secluded and private with views of the surrounding countryside. The patio terrace leads to a level lawn, garden shed and direct access onto the remaining land which is your very own piece of unspoilt countryside with natural pond, small stream and forest. A real haven for wildlife. All amounting to 2.5 acres.

PROPERTY INFORMATION

Air source heat pump
Zoned underfloor heating on the ground floor-controlled by thermostat
Mains water and electric
Private drainage
Western Red Cedar cladding (30 year warranty)
Part stone elevations
Metal roof
6 Year builders warranty
Outside lights and taps
Electric in place for car charging point or electric gates.
For information relating to the broadband and mobile coverage please visit the Ofcom website.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	85	86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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