

Guide Price £799,000



## Moss Barn Loxbeare, Tiverton, Devon, EX16 9RH

- Significant 4-bedroom barn conversion
- Open reception hall with a vaulted ceiling
- Cosy sitting room featuring a wood-burning stove
- Private parking, shared linhay, plus private linhay with studio
- Large patio with views down the beautiful valley
- Idyllic, well-connected semi-rural hamlet location
- Substantial farmhouse kitchen with island and Aga
- 2 en-suite bathrooms and 2 en-suite shower rooms
- Extensive east-facing gardens with uninterrupted southerly aspect
- Easy access to Tiverton, M5, and mainline rail links

**Sales, Lettings, Mortgages:**

Bampton 01398 332006 | Cullompton 01884 32100 | Tiverton 01884 253500

# Moss Barn Loxbeare, Tiverton EX16 9RH

A significant 4-bed barn conversion in a peaceful hamlet with a large garden, country views, a linhay with studio, and excellent links to Tiverton.



Council Tax Band: F



Moss Barn occupies a glorious position on the fringes of the peaceful hamlet of Loxbeare, perfectly capturing the classic charm of the Mid Devon countryside. The property is surrounded by rolling green hills and pristine valleys, offering an idyllic semi-rural lifestyle while remaining remarkably well-connected. Beyond the immediate charm of its semi-rural setting, the property enjoys an enviable, central position within the West Country that serves as a perfect springboard to some of the most spectacular natural landscapes in the UK. A short drive to the north brings you to the dramatic, wild moorlands of Exmoor National Park, a haven for walking and riding amidst rugged scenery, while an equally accessible journey to the south reveals the vast, granite-tor-studded expanse of Dartmoor National Park, famed for its deep wooded valleys and atmospheric open spaces. The property is also uniquely placed to enjoy the contrasting beauties of two distinct coastlines. To the north and northwest lies the dramatic North Devon coast, celebrated for its towering cliffs, hidden coves, and world-class, golden sandy surfing beaches. Alternatively, the gentler, picture-postcard South Devon coastline is within easy reach, offering charming sailing estuaries, historic maritime towns, and sheltered, sun-drenched beaches. Whether seeking the wild solitude of the moors or the vibrant life of the coast, Moss Barn offers the very best of Devon living right on its doorstep.

This is a significant barn conversion situated within the hamlet of Loxbeare with magnificent views out and over its own gardens to the surrounding countryside beyond.

Stepping through the locally hand-crafted arched door, you are greeted with a spacious reception hall. The ground floor boasts a particularly large and substantial kitchen, featuring a central island unit and an Aga. This space offers generous room for a dining table and chairs, with an additional snug area if desired. The kitchen includes large French doors opening onto the adjoining patio, which overlooks the garden and valley. Situated just off the main entrance hall, a substantial utility room provides excellent additional practical space, which leads directly into a large cloakroom.

The sitting room is another generously proportioned space featuring a cosy wood-burning stove at one end that creates a perfect focal point for the cooler evenings. The large windows have an Easterly aspect and draw in plenty of natural light.

## Viewings

Viewings by arrangement only. Call 01884 253500 to make an appointment.

## Directions

From Tiverton, take the Rackenford Road for approximately three miles, turning right signed Loxbeare. Just before you enter the village, turn right, and the property will be found at the end of the farm lane.

The reception hall is a large open space with a vaulted ceiling and plenty of room for a desk, should you choose to use it as a study area. Alternatively, it would be a great spot for a comfy chair and reading a book.

A central staircase leads up to a spacious open landing. The first floor features four large double bedrooms, two of which benefit from ensuite shower rooms and are situated to one side of the stairwell. The other two bedrooms both benefit from ensuite bathrooms, and these are found on the other side of the stairwell. This arrangement of bedrooms provides space and privacy between children and Mum and Dad so that each can make their own noise without disturbing anyone else.

The property is approached via a concrete lane to Loxbeare Barton. There are three barn conversions within the complex, with a central courtyard onto which Moss barn backs. There is a shared linhay providing parking for each of the barns, but Moss barn also benefits from further linhay parking with a large studio above. On the other side of the property, which is formally the front, there is a large patio directly adjoining and being east facing catches the early morning sunlight. And sat in an elevated position, the southerly boundary of the garden has no interruptions and so offers a bright and sunny aspect for the majority of the day. The garden extends quite some way, and the views beyond it down the valley and across the beautiful Mid-Devon rolling countryside are a must to be enjoyed.

The nearby market town of Tiverton provides an excellent range of daily amenities, including supermarkets, boutique shops, traditional pubs, and highly regarded schooling, such as the historic Blundell's School. For commuters, Tiverton Parkway railway station offers fast, direct mainline rail links to London Paddington, while the nearby A361 North Devon Link Road provides rapid access to the M5 motorway.

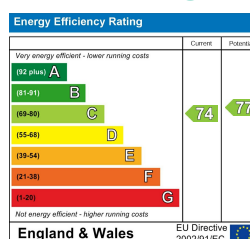
Tenure: Freehold

Council Tax Band: F

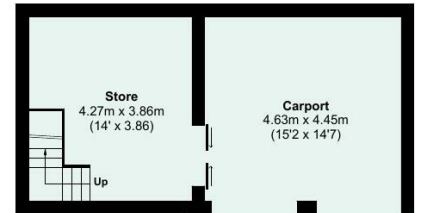
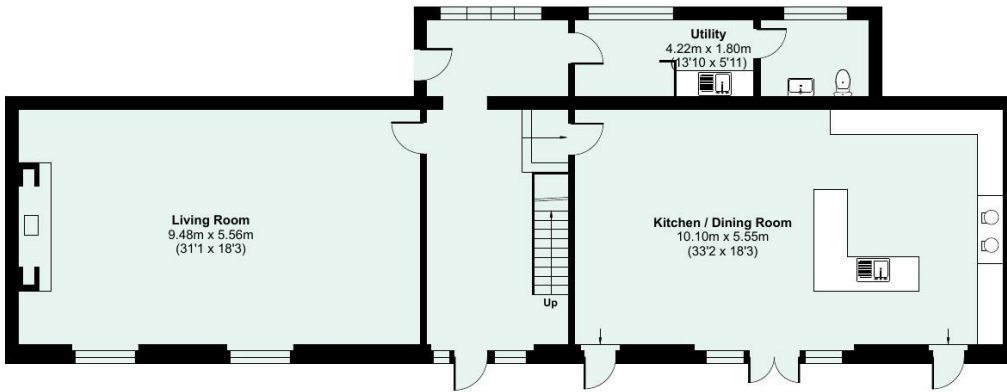
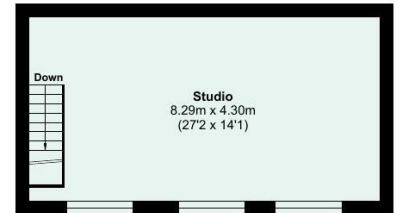
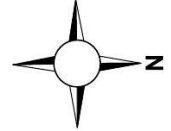
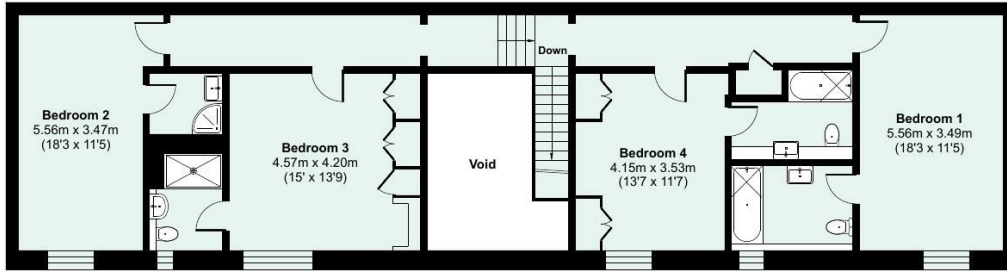
Local Authority: Mid Devon District Council 01884 252555

Services: Mains electricity, and water. Oil-fired boiler and underfloor heating throughout. Private drainage. Management company charges of approximately £1500 p.a

## EPC Rating:



Approximate Area = 2872 sq ft / 266.8 sq m (excludes carport & void)  
 Outbuilding = 569 sq ft / 52.8 sq m  
 Total = 3441 sq ft / 319.6 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). © nichecom 2026. Produced for Seddon Estate Agents LLP. REF: 1465245

