



Witherhill Granary



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High Bickington, Umberleigh, Devon, EX37 9BQ

High Bickington Village a short drive. Barnstaple, South Molton, the Coast, & mainline trains - all about 30 minutes away

A charming & spacious barn conversion, rich in period detail & set within a semi-rural landscape, boasting private gardens, land & stables

- Stunning detached Grade II Listed barn conversion
- Set within approximately 3.56 acres
- Suitable for multi-generational living
- No onward chain
- Council Tax Band E
- Stable block with tack room & hardstanding
- Driveway parking
- Wonderful countryside views
- Quiet rural position
- Freehold

Guide Price £750,000

SITUATION & AMENITIES

The property is tucked away off a sleepy country lane, at the end of a private drive which is initially shared and backing on to open farmland. The centre of the village is about a mile and offers a range of amenities including community shop, primary school, pubs, Methodist Chapel and Church of England Community Hall, Post Office, bus services, playing field, football, and cricket clubs. Libbaton Golf Club is within a healthy walk. The Mole Resort, Golf Club is also within around 15 minutes' drive and has facilities including swimming pools, gym, spa, tea room, restaurant etc. There are nearby stations and public houses at Portsmouth Arms and Umberleigh on the picturesque Tarka Line, providing trains both to Barnstaple and Exeter. The regional centre of Barnstaple is approximately 20 minutes by car and offers the area's main business, commercial, leisure and shopping venues as well as North Devon District Hospital and live theatre. At Barnstaple there is access to the North Devon Link Road, A361, which leads on, in a further 45 minutes or so, to Junction 27 of the M5 Motorway and Tiverton Parkway Station, which offers a fast service of trains to London Paddington in just over two hours. The market towns of Bideford, South Molton and Great Torrington are all easily accessible. The North Devon Coast with its excellent sandy beaches at Saunton (also with championship golf course), Croyde, Putsborough and Woolacombe and delightful cliff walks as well as Exmoor National Park, are all within around 40 minutes by car. The area is well served by excellent state and private schools including the well renowned West Buckland School, which offers a bus service within walking distance.



DESCRIPTION

Witherhill Granary forms part of an exclusive enclave of former agricultural buildings, thoughtfully transformed into distinctive individual homes. This Grade II Listed barn conversion combines rich period character with modern comfort, featuring handsome stone and partially rendered elevations, bespoke double-glazed windows, and a traditional slate roof. Inside, the property's architectural heritage is celebrated through original features seamlessly paired with contemporary finishes. Its adaptable layout lends itself beautifully to multigenerational living or to generating income. Set within approximately 3.5 acres, Witherhill Granary offers formal gardens, paddocks, off-road parking, and a selection of timber outbuildings and stables. The setting provides both privacy and practicality, making it ideal for equestrian pursuits or countryside living.

ACCOMMODATION

An open fronted porch leads into a striking reception hall with vaulted and beamed ceilings, stone flooring, and a walk in larder. The triple aspect sitting room features an open stone inglenook fireplace, wood burning stove, French oak flooring, exposed beams, a window seat, and arched alcoves, while the dining room flows into a traditional country style kitchen fitted with cream units, oak worktops, a Belfast sink, high end appliances including a Smeg oven, Samsung gas hob, integrated fridge/freezer, and a recessed electric Aga, all centred around a slate topped island. A utility/rear porch offers further practicality with a Belfast sink, washing machine plumbing, a stable door to the garden. A staircase rises to a mezzanine landing arranged as a library overlooking the hall, and Bedroom 1 enjoys double aspect views, built in wardrobes, a dressing area, and an en suite bathroom. Returning to the entrance hall, there is access to a stylish shower room with WC and tiled walls and the remaining bedrooms. Utility cupboards lead to an inner hall connecting Bedroom 2 with garden views, Bedroom 3 with similar styling and a built in wardrobe, and Bedroom 4 enjoying garden views with an adjoining bathroom ensuite featuring a cast iron Victorian roll top bath, traditional tiling, basin, and WC.

OUTSIDE & LAND

A shared private drive owned by Witherhill Granary provides convenient vehicular access and ample parking, accompanied by a timber outbuilding that includes a wood store, tool shed, and freezer room, all equipped with power and lighting. To the side a brick patio opens into a lawned garden enriched with mature trees and vibrant planting, while the rear garden offers a raised terrace with an ornamental fishpond, and an additional lawn enjoying panoramic countryside views. From the garden is access to the gated paddock which leads to the stable yard, which includes three loose boxes, a tack room and a store, alongside a productive orchard and kitchen garden with raised beds.

SERVICES

Mains electricity and water.

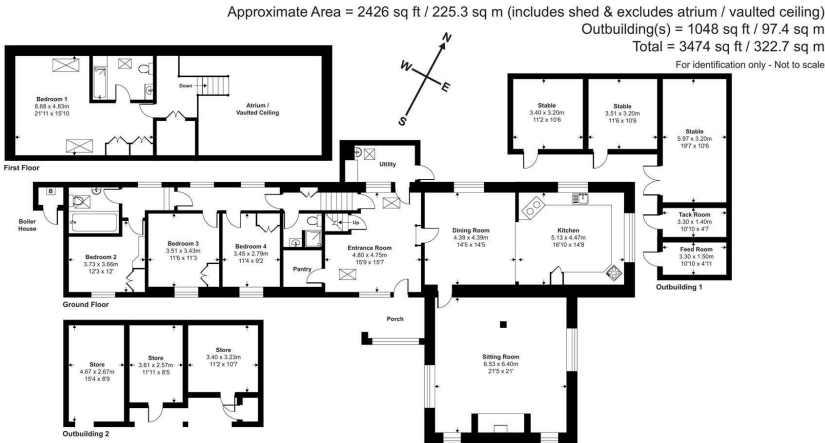
LPG central heating.

Shared septic tank drainage

Privately owned solar panels contribute to reducing energy bills and generating additional income.



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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(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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