

Crossland Farm







Crossland Farm,

High Bickington, Umberleigh, Devon, EX37 9BJ

1 mile to High Bickington village. Umberleigh station - 15 minutes. Barnstaple/the Link Road - 25 minutes

A superb barn conversion offering bright, spacious, versatile & well presented accommodation, together with large garden, in a peaceful rural location, on high ground enjoying breath-taking views

- Over 3,085 sq ft of accommodation
- Siting/Dining Room/Kitchen, Utility Room
- May suit dual occupation, also futureproofs
- Consent for triple garage. Ample Parking
- Council Tax Band C
- Vaulted Reception Hall & Galleried Landing
- 1/3 Further Reception Rooms, 3/5 Bedrooms, 3 Baths
- Studio/Store/Workshop
- 'Blank canvas' 0.8 acre garden. No upward chain
- Freehold

Guide Price £699,950

Stags Barnstaple

30 Boutport Street, Barnstaple, Devon, EX31 1RP

01271 322833 | barnstaple@stags.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | enquiries@tlo.co.uk

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@StagsProperty

SITUATION & AMENITIES

The property is situated on high ground, surround by open countryside in a timeless and tranquil setting, enjoying the most fantastic views over the Taw Valley and unspoilt countryside. The village of High Bickington – which is about a mile away – is situated within the heart of the spectacular North Devon countryside. The village offers amenities including primary school, popular thatched pub, church, chapel, community hall, Post Office/shop, bus service and playing fields with Cricket and Football clubs, as well as the local Golf Course at Libbaton. The towns of Torrington, South Molton and Barnstaple are all within easy travelling distance and from the latter there is access to the North Devon Link Road, which leads through to the M5 Motorway at Jct.27. Tiverton Parkway offers a fast service of trains to London Paddington in just over 2 hours. Barnstaple town centre is within easy driving distance and offers an excellent range of amenities including both local and national High Street shops, banks, leisure facilities – including cinema and theatre, as well as North Devon District Hospital just on the periphery of the town. A National mainline railway links Barnstaple to Exeter St Davids, with further connecting services to London and beyond, and direct to Exeter Central for an excellent City shopping experience. This train service can also be accessed more closely at Umberleigh – about 15 minutes away. Exeter International Airport is situated at Clyst Honiton, East Devon – just 5 miles from Exeter City and 5 minutes from the M5 Motorway (Jct.29) offering both scheduled and holiday-chartered flights within the UK, to Europe and beyond. Dartmoor and Exmoor National Parks are both within easy access, as are the famous North Devon coastal resorts of Croyde, Saunton (also with Championship Golf Course), Woolacombe and the estuary village of Instow – which is also not far from Westward Ho! The area is well-served by excellent state and private schools including the reputable West Buckland, with local pick-up points and Kingsley at Bideford. There is access close by to a maze of footpaths, leading to many miles of open countryside. It should also be noted that there is no light pollution and the night skies and astronomical opportunities are amazing.

DESCRIPTION

Converted from a former barn in 2021, Crossland Farm presents elevations of painted render and composite cladding with double glazed windows, beneath a box profile/sheeting insulated warm roof. The construction carries an active architect's certificate and benefits from a high degree of insulation. The generous accommodation covers approximately 3085 sq ft and is bright, spacious, well-presented, versatile and could suit dual occupation by parts of the same family. It also futureproofs as there are bedrooms on the Ground Floor, as well as shower facilities. The property is currently arranged as having three bedrooms and four reception areas; however, this is easily reconfigured as five bedrooms and two reception rooms – subject to a buyer's preference. The accommodation is also arranged on a reverse-living basis in order that the principal living space enjoys the best of the virtually 360-degree panoramic views and sunsets over the Taw Valley below. The barn is set in a large plot, designed with ease of maintenance in mind and which represents a blank canvas for anyone wanting to design their dream garden. There is a 6" deep concrete pad already in place to accommodate a triple garage, for which planning consent was granted on 17th March 2026 under North Devon Council Planning Reference 81150. There is ample additional parking/motorhome space and the old dairy building closest to the entrance gates makes a useful workshop, etc. This is certainly one of those properties that needs to be viewed internally to be fully appreciated.













ACCOMMODATION

GROUND FLOOR

PORCH and front door to spacious RECEPTION HALL with vaulted ceiling, overlooked by GALLERIED LANDING with series of picture windows flooding the room with light. There is a wood burner on slate hearth. GAMES ROOM/BEDROOM 5. INNER HALL work surfaces with cupboards under, coat hooks. SHOWER ROOM tiled cubicle, low level wc, circular wash hand basin within natural wood surround with cupboards beneath, storage cupboards to left-hand side, wood effect flooring. BEDROOM 3 double aspect, French doors to GARDEN. Returning to the RECEPTION HALL, an open archway leads through to STUDY. HOME THEATRE ROOM/BEDROOM 4 fine views, fitted with Dolby Atmos surround sound system. UTILITY ROOM with Grant oil-fired boiler, boot rack, wall cupboard, coat hooks, 1 ½ bowl single drainer stainless steel sink unit, adjoining work surfaces, cupboards and appliance space under, plumbing for washing machine, storage cupboard, cupboard housing hot water cylinder, stable door to GARDEN, wood effect flooring. SHOWER ROOM with cubicle, wash hand basin with natural wood surround and cupboard under, low level wc, wood effect flooring.

FIRST FLOOR

GALLERIED LANDING. Open plan RECEPTION AREA and KITCHEN in distinct LIVING, DINING & KITCHEN zones. This is a very bright and spacious triple aspect room. Within the SITTING ZONE there are a pair of sliding double glazed doors to JULIET BALCONY – from which to enjoy the best of the views. This area is carpeted and leads onto the DINING ZONE. The excellent KITCHEN is by Wren, with extensive handless units finished in a light grey gloss, topped by African oak work surfaces incorporating 1 ½ bowl stainless steel sink unit with single drainer, integrated dishwasher, twin Zanussi ovens, recess for microwave, integrated fridge/freezer, island breakfast bar with drawers and cupboards beneath as well as wine bottle holders, induction hob and retractable extractor fan. BEDROOM 1 double aspect, range of built-in wardrobes, cupboards and drawers to one wall with central dressing table, illuminated wall mirror above. BEDROOM 2 double aspect. FAMILY BATHROOM panelled bath, overhead drench shower, tiled surround, twin circular basins within natural wood surround, low level wc, toiletries cupboard, wood effect flooring.

SPECIAL NOTE

Items available by separate negotiation include the designer light fittings throughout, the ¾ size antique snooker table and accessories, and the projector and screen in the Home Theatre room.

OUTSIDE

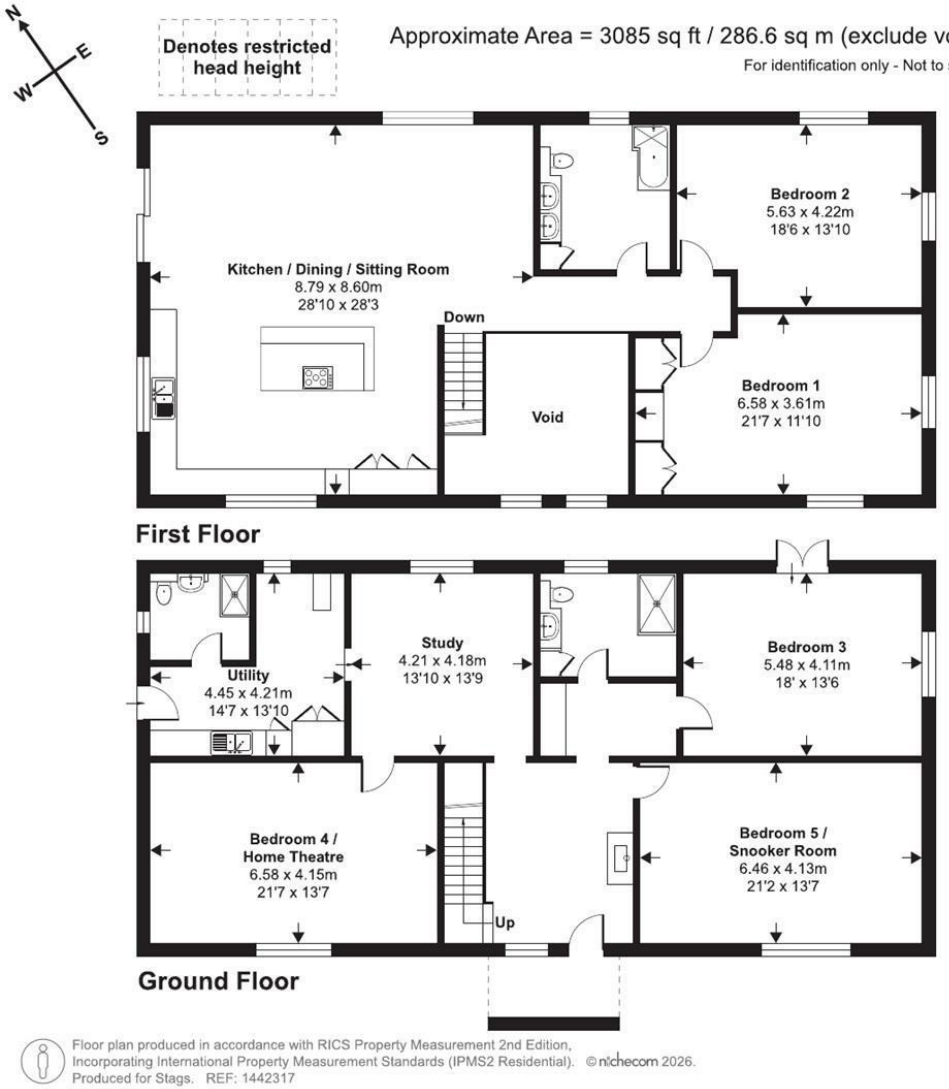
The property is approached from the lane over a driveway which is initially shared. This then leads to private pedestrian & vehicular gates – which provide privacy and security – opening onto a private drive, to the left of which is the old dairy building. This has a concrete floor, is clad and has two double glazed windows with power and light connected. Adjacent to this is the aforementioned concrete pad, in readiness for the proposed garage, and behind this a former UPVC CONSERVATORY – now utilised as a GREENHOUSE. The driveway leads between the garage pad and the property, providing ample additional parking and turning space. The GARDENS surround the dwelling and are mainly laid to lawn, interspersed with young specimen trees. There are several raised beds, and the garden is fence-enclosed and dog-proof.

SERVICES

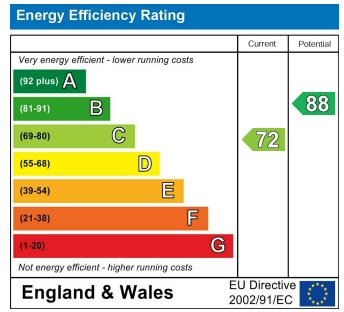
Mains electricity and water. Septic tank drainage. Oil-fired central heating. Broadband is currently 14MB.

DIRECTIONS

Take the A377 towards Exeter, passing through Bishops Tawton and Chapelton. After Chapelton Sawmill and railway station, take the next right sign posted to Atherington and High Bickington. At Atherington proceed straight across at the staggered crossroads, taking the B3217 towards High Bickington. Follow this road for about ¾ mile, passing the feed merchants on your left-hand side. Just before entering the village of High Bickington, turn sharp right on the bend and follow this road. After about ¾ mile the entrance to Crossland Farm will be seen on the right-hand side.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Stags. REF: 1442317



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