



Northgate



# Northgate

Stoke Rivers, Barnstaple, Devon, EX32 7LD

Exmoor and Barnstaple 10 mins and the Coast 25 mins by car

A unique modern conversion of a 19th century pillared barn set on the edge of this favoured semi rural village

- Unique Barn Conversion
- Edge of village location
- Gardens of 0.7 acres
- Freehold
- Stunning countryside views
- Detached double garage & office
- Grade II Listed
- Council Tax Band F

Guide Price £750,000

## SITUATION & AMENITIES

The property is located on the fringe of Exmoor and the favoured village of Stoke Rivers which is a pretty unspoilt village with a good community spirit. The nearby villages of Bratton Fleming and Goodleigh offer community facilities including primary schooling as well as the prestigious West Buckland School being only 10 minutes away. There is a fantastic gastro-pub in the next village, Goodleigh - a nice place to walk along the bridleway to for Sunday lunch. Barnstaple town centre is a 10-minute drive away and as the Regional Centre, offers the area's main business, commercial, leisure and shopping venues as well as North Devon district hospital. At South Molton, the North Devon link road can be joined giving access, in a further 30 minutes or so, to Junction 27 of the M5 Motorway and where Tiverton Parkway offers a fast service of trains to London Paddington in just over 2 hours. North Devon's famous surfing beaches are less than half an hour away and Exmoor National Park is just 10 minutes away.

## DESCRIPTION

Northgate is a fine example of a unique conversion of a former agricultural pillared Grade II Listed barn understood to be a former linhay, which retains 5 pairs of stone pillars which can be found on both sides of the property, something that is rarely found. The accommodation now incorporates stunning full-height double glazed hardwood windows, allowing an abundance of natural light to flood the interior, taking full advantage of the stunning views over the mature gardens and open countryside beyond. Externally the property benefits from extensive parking and a detached double garage with attached office space. The gardens are mainly laid to lawn and extend to approximately 0.7 of an acre. This is certainly a property that needs to be viewed to be fully appreciated.



## ACCOMMODATION

Glazed front door leading to large Entrance Hall with slate tiled flooring, hardwood staircase to first floor, cloakroom off with coat hanging space and w/c with 2 piece white suite. The kitchen/dining room is generous in size with full height glazed windows, slate flooring, space for dining table and a door to the rear leading out to the garden. The kitchen offers a range of modern units with ample work surfaces and integrated Bosch appliances. Off is a useful utility room with appliance space and plumbing for white goods. On the Ground Floor is a large double bedroom with built in mirror-fronted wardrobes with sliding doors. A family bathroom comprises 4 piece white suite with bath with shower over, vanity wash basin, w/c, and bidet. Completing the Ground Floor accommodation is a studio 'area that can be used as a second living room space.

A bespoke timber open staircase gives access to the First Floor galleried landing again with full height glazing to the front elevation with balcony and stunning countryside views. The lounge with its vaulted ceiling is an impressive room with large feature fireplace and modern style wood burner. Glazed door leads to a metal balcony with stairs leading down to the garden. The Master bedroom benefits from an ensuite bathroom with white 4 piece suite with bath with shower attachment, vanity wash basin, w/c, and bidet. There is a further separate shower room with shower cubicle, w/c, and wash basin. A second flight of stairs leads to a generous mezzanine area with eaves storage and a large 3rd bedroom

## OUTSIDE

The property is approached through five-bar timber gates giving access to a sizeable gravel driveway, providing an extensive parking and turning area. There is a detached timber double garage with twin up and over doors. Adjoining this is a useful home office space with sink and WC. EV charging point connected. The garden is approximately 0.7 areas, mainly laid to lawn and flanked by traditional Devon banks. A gravelled seating area is a perfect position for Al fresco dining and enjoying the fine countryside views.

## SERVICES

- Mains electricity, water and drainage
- Underfloor heating in hallway and kitchen
- Oil central heating
- Grade II listed
- EV Car Charging point



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.



Approximate Area = 2079 sq ft / 193.1 sq m (excludes void)  
 Limited Use Area(s) = 164 sq ft / 15.2 sq m  
 Garage = 348 sq ft / 32.3 sq m  
 Outbuilding = 265 sq ft / 24.6 sq m  
 Total = 2856 sq ft / 265.2 sq m  
 For identification only - Not to scale

Denotes restricted head height

Second Floor

First Floor

Ground Floor

Garage / Outbuilding

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nixocom 2025. Produced for Stags. REF: 1366085



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	70
(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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