

5 Bed House - Detached

The Old Rectory Goodleigh, Barnstaple, EX32 7NU

Guide Price

£1,400,000



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The Old Rectory is an outstanding example of a Georgian country residence. Approached over a private driveway and leading to gardens and grounds, extending to 0.82a, which surround the house and offer a high level of privacy. A home that encompasses the best combination of contemporary interiors and period details giving the home personality and charisma from the moment you walk inside. Wonderfully decorated and presented throughout, boasting fabulous high ceilings, parquet flooring, galleried landing, and many original features. The overall generous proportions offer plenty of space for entertaining, perfect for modern family living.

This imposing, south facing former Rectory is believed to have been built around 1750 and is positioned so that all the principal rooms take in the views over the Devon countryside. A most attractive home that features the classic architecture of the era.

A large entrance hall leads into a gracious central hallway with an impressive staircase rising to a galleried landing.

Off the central hallway is a downstairs WC and shower and three well-proportioned reception rooms on the ground floor. The Drawing Room features a central fireplace with a wood burner, solid oak flooring and flows into the Dining Room. The Music/Games room could also make a wonderful Study for those looking to work from home. French doors open from all three onto the grounds.

The Kitchen/Breakfast room leads to a useful Utility/Boot Room, and both have a slate floor throughout. The timeless hand-built Kitchen has been completed to a high standard with oak cabinets and granite worktops, double Butler's sink, a large, Aga style dual fuel range, and integrated appliances which include two ovens and two dishwasher drawers. There is further space for a microwave and American style fridge freezer. The Kitchen leads to a light and airy Breakfast room which then opens, through double doors onto a large terrace with both having spectacular, south facing view

DETAILS

Off the half landing there is a further bathroom and separate WC with a white suite and separate shower.

The top galleried landing gives access to all five bedrooms. The Principal Bedroom has an ensuite with a large shower and generous built in wardrobes. Bedroom two leads onto a spacious, double aspect sunny rooftop terrace and both enjoy lovely views over the garden and countryside.

Bedrooms three, four and five are all very good proportions with two of them also affording south facing country views. A large attic space, formerly used as servants quarters has potential for planning permission.

The gardens wrap around the property with an orchard and log store to the rear.

The property could be used as a great holiday let and short stay with projections estimated of up to £112,000 per annum. For those looking for a second home this property would generate a generous yield.

Included in the sale is a former Coach House, which is currently being utilised as a workshop and double garage, however this could easily be converted into additional accommodation (subject to the necessary planning consent). It is worth noting that The Old Rectory benefits from not having the restrictions associated with a listed building.

A stable adjoins the Coach House and serves as handy storage.

A large parking area, with EV charging point, takes you through to further gardens where there is a slate roof Barn on hard standing, with a mezzanine floor. The garden leads down to a south facing swimming pool (with solar panel heating), a pool shed and raised decking perfect for entertaining and basking in the sun.

Outside of the property is where it really excels. The beautiful mature gardens are well stocked with a range of raised beds and shrubs. It enjoys both outstanding south facing views and ultimate privacy. There are plenty of sun-soaked areas to relax and enjoy alfresco dining, summer barbecues, and watch the sun set in the evening. The level front lawn is perfect for a badminton court, croquet, or bowls.

This property is truly unique, combining charming character with modern touches for easy living. Be sure to contact our Barnstaple branch for more information or to arrange an appointment to view.

General services include mains water and electricity, private drainage, oil fired central heating and EV point. The Local Authority is North Devon District Council Tel: 01271 327711. An Energy Performance Certificate is available for this property on request.

VIEWING

By appointment through our

Phillips, Smith & Dunn Barnstaple office-

Measurements

Entrance Hall 3.72 x 3.06 (12'2" x 10'0")

Central Hallway & Staircase 5.48 x 3.10 (17'11" x 10'2")

Ground Floor WC / Shower Room 2.29 x 1.49 (7'6" x 4'10")

Dining Room 4.4 x 3.8 (14'5" x 12'5")

Drawing Room 6.2 x 4.4 (20'4" x 14'5")

Music/Games Room 4.7 x 4.4 (15'5" x 14'5")

Kitchen Breakfast Room

Utility/Boot Room

Galleried Landing 5.56 x 3.07 (18'2" x 10'0")

WC

Family Bath/Shower Room

Principal Bedroom 4.40 x 3.80 (14'5" x 12'5")

Ensuite 2.95 x 1.14 (9'8" x 3'8")

Bedroom 2 4.80 x 4.40 (15'8" x 14'5")

Sun Terrace 5.26 x 4.72 (17'3" x 15'5")

Bedroom 3 4.70 x 4.52 (15'5" x 14'9")

Bedroom 4 4.66 x 4.52 (15'3" x 14'9")

Bedroom 5 3.81 x 3.22 (12'5" x 10'6")

Coach House

Barn

Stable



The village of Goodleigh is steeped in history, with its winding lanes dotted with quaint cottages and traditional buildings that hark back to a bygone era. The Old Rectory sits on the outskirts of the village within easy walking distance of the pub and primary school (and 15 minute drive to West Buckland School).

Surrounded by rolling hills, lush meadows and picturesque farmland along with many footpaths making it ideal for activities such as hiking, cycling, and leisurely walks, the village offers a perfect tranquil setting as well as benefitting from its close proximity to the bustling town of Barnstaple.

Barnstaple Town Centre which is the regional and administrative centre of North Devon is situated in the valley of the River Taw, it is surrounded by beautiful rolling Devonshire countryside and some of the area's best beaches and rugged coastal paths. As the commercial centre of the region, the town centre offers a variety of banking, schooling and recreational facilities including a theatre, cinema, leisure centre and restaurants. The vibrant town combines modern shopping amenities with a bustling market atmosphere. The popular golden sandy beaches of Woolacombe, Croyde and Instow within 5 miles distance, perfect for outings with family and friends. The A361 North Devon Link Road provides convenient access to the M5 motorway, together with Barnstaple's train network giving easy access to Exeter central station and beyond.



DIRECTIONS

Heading out of Barnstaple on Bear Street on the Goodleigh Road, proceed on this road taking the turning signposted Goodleigh and Gunn. Proceed through the village passing the pub on the right proceeding towards Gunn. After a short distance as you are about to leave the village the property is situated on the right hand side with a new entrance shortly after the national speed limit sign. Follow the driveway where The Old Rectory is situated at the end.



VIEWING

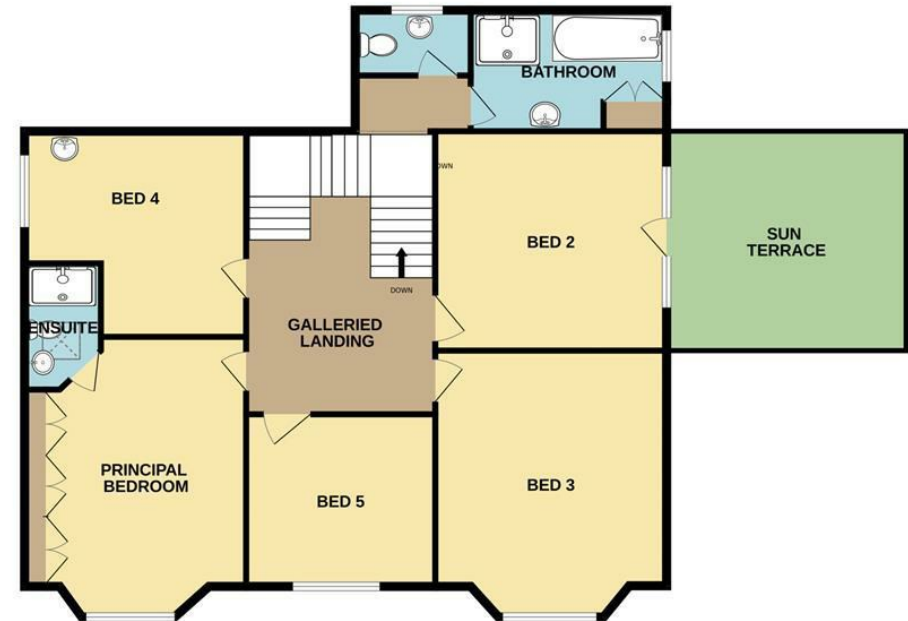
By appointment through
Phillips Smith & Dunn,
Phillips, Smith & Dunn
Barnstaple Office
01271 327878



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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