

# Delightful Country Home, Garaging, 3 Acres

The Barn, Whitehall, Marwood, Barnstaple, EX31 4EQ

Offers In The Region Of

£800,000



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# Delightful Country Home, Garaging, Garden, Stream Border, Paddock, 3 Acres

The Barn, Whitehall, Marwood, Barnstaple, EX31 4EQ



A delightful, spacious mature character converted barn with garaging, outbuildings, lovely stream bordered gardens and paddock, in all about 3 acres.

In a partially wooded valley to the edge of the small rural hamlet at Whitehall about a mile south of Middle Marwood and 4 miles from both Braunton and Barnstaple and about 2 mile to the west of Marwood itself with its ancient parish church, noted Marwood Hill Gardens and also the Marwood Primary School.

Being close to the main Barnstaple to Ilfracombe Road the property has excellent access to the south, Barnstaple, the ancient borough and administrative centre for North Devon, some 4 miles, by a more direct route, offers a comprehensive range of both business and leisure facilities including the Green Lanes Shopping Centre, out of town superstores, live theatre, new leisure centre, tennis courts and access onto the A361 North Devon Link Road which provides improved communications to and from the North Devon area connecting directly as it does through to Junction 27 on the M5 motorway to the east side of Tiverton, where there is also the Parkway Railway Station from where journey times to London/Paddington are approximately 2 hours.

Some 7 to 10 miles to the west of the property is the dramatic stretch of North Devon coastline at Saunton, Croyde, Putsborough and Woolacombe with sandy beaches, surfing, sailing, swimming, fishing, micro lighting, various golf courses and other associated facilities.

To the east, again 10 miles is the Exmoor National Park with its massive expanse of heather clad moorlands offering stunning riding and walking countryside with Inns and Cafes.

# DETAILS

In a lightly wooded valley, approached over its own private drive ending in car parking/turning area to the front of the garaging and outbuildings.

The current house, converted about 40 years ago, is well presented and has double glazing and oil fired central heating to radiators throughout.

The house is set overlooking its own colourful gardens with a stream, the main garden is about an acre, mostly grassed with trees and shrubs on the borders and near the stream, flower and shrub borders and a pergola, terrace and a south facing scandinavian style timber summer house looking down the valley.

Council Tax - Band

EPC - Band TBC

Services - Main water, electric, private drainage, oil central heating.



Approached over a bridge across the stream with a terrace to the front of the house. Storm porch and part glazed Entrance door to

**Entrance Lobby 1.739 x 1.419 approx (5'8" x 4'7" approx)**

Recess for coat hooks and shoes

## Cloakroom

Low level wc, Handbasin set in vanity unit, radiator, wall light point.

**Inner Hallway/Kitchen 4.985 x 2.771 to 5.205 (16'4" x 9'1" to 17'0")**

Kitchen area with extensive worktops with inset 1.5 bowl ceramic sink unit and drainer, mixer taps. Built in NEFF oven and separate Microwave and NEFF double oven. Integrated dishwasher. 4 ring Bosch hob with extractor hood over. Breakfast bar for 2. Rear barn door now opaque glazed for privacy and light. Stairs rise to first floor. Double glazed doors to Dining Room.

**Utility Room 2.814 x 2.768 (9'2" x 9'0")**

Red brick fireplace, originally designed to house an Aga but not installed by the developer, now with Grant oil central heating boiler. Tiled floor, stable door to outside. Worktop with deep sink, drainer and space under for washing machine. Further worktop with space under for drier. Tall appliance cupboard. Roof light and window.



## VIEWING

By appointment through our  
**Phillips, Smith & Dunn Barnstaple office-**

**Office 2.844 x 1.666 (9'3" x 5'5")**

Tiled floor, radiator, recessed store cupboard and built in shelving

**Dining Room 5.567 x 3.841 (18'3" x 12'7")**

Double aspect room. Double french doors with side windows to garden terrace. Original timber beam, radiator

**Lounge 6.290 min x 4.254 max (20'7" min x 13'11" max)**

Double aspect with glazed french doors with side windows to further garden terrace, Original timber beam, Radiator.

**Landing**

Serving all rooms

**Bedroom 1 4.351 x 3.276 irregular shape (14'3" x 10'8" irregular shape)**

Irregular in shape, radiator

**En Suite Bathroom 2.672 x 2 est. (8'9" x 6'6" est.)**

Panelled bath with assist grips, chrome mixer taps, close couple wc, hand basin set in vanity unit, radiator, vent,

**Bedroom 2 3.930 x 3.523 (12'10" x 11'6")**

Radiator, low velux roof light giving views.

**Bedroom 3 3.512 x 2.751 (11'6" x 9'0")**

Radiator, low velux roof light giving views.

**Bathroom 3.492 x 2.779 (11'5" x 9'1")**

Panelled bath with assist grips, low level wc, hand basin set in vanity unit, mirror and shaver point. Corner shower unit, fully tiled. Door to airing cupboard, shelved and hot tank. Fully tiled. Roof light.

**Bedroom 4 2.319 min x 2.735 max (7'7" min x 8'11" max)**

Irregular shape. Recess for wardrobe.

**Immediate Garden****Double Garage 5.55 x 4.83 (18'2" x 15'10")**

Workbench, up and over door to front and side personel door.

**Single Garage**

Scetional concrete frame, up and over door.

**Summer House**

Scandinavian style log cabin, double doors to front and decked area, power and light and sink unit.

**Main Garden**

Immediately to the front of the house are 2 seperate terrace areas with the stream below. there are a variety of flowers and shrubs in this area. Similarly across the stream further borders and shrubs and a pergola, Secret garden area and an expanse of level lawn with a skirt of mature and other trees and shrubs running along inside the boundary.

**Greenhouse 3.66m x 2.44m approx (12'0" x 8'0" approx)**

Aluminium frame

**Range of Timber Frame Sheds**

A number of timber built open fronted sheds housing the ride on mower, logs, garden equipment, more logs and trailer and other bits and pieces.

**Paddock**

Above the entrance drive with the outbuildings in the corner is a gently sloping field running down to a stream on the boundary which with a small section of fencing could be a paddock for a pony or alpacas as could part of the main lawn area,





## DIRECTIONS

Leave Barnstaple on the A39 road as though towards Lynton. While still within the town turn left at the traffic lights next to the Texaco garage and almost immediately right into Pilton Street. Follow the road through Pilton and out of the town. From the edge of the town proceed for just short of 2 miles where you will pass by a single storey thatched stone cottage where just after turn left, finger posted Whitehall and Middle Marwood. Follow this country lane for a further mile where you will pass through the small cluster of properties at Whitehall. At the north end of Whitehall turn right to Middle Marwood after a couple of hundred yards the entrance to The Barn is to the left. Using what3words free app for mobile phones enter the words///quick.speaker.sues



## VIEWING

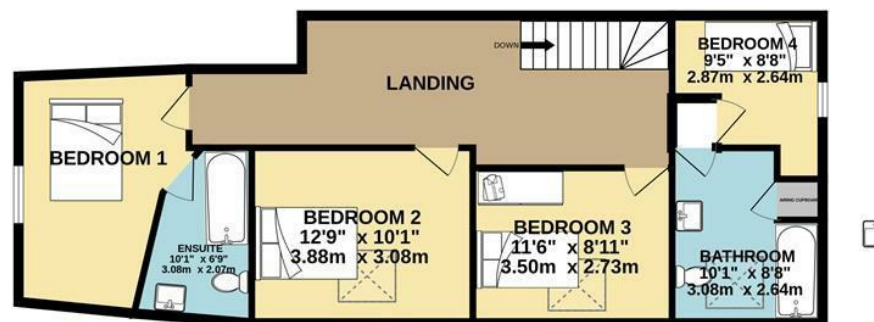
By appointment through  
Phillips, Smith & Dunn  
Barnstaple Office  
01271 327878 Out of hours  
Michael Challacombe 07970  
445204



## GROUND FLOOR



## 1ST FLOOR



THE BARN, WHITEHALL, MARWOOD, EX31 4EQ

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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