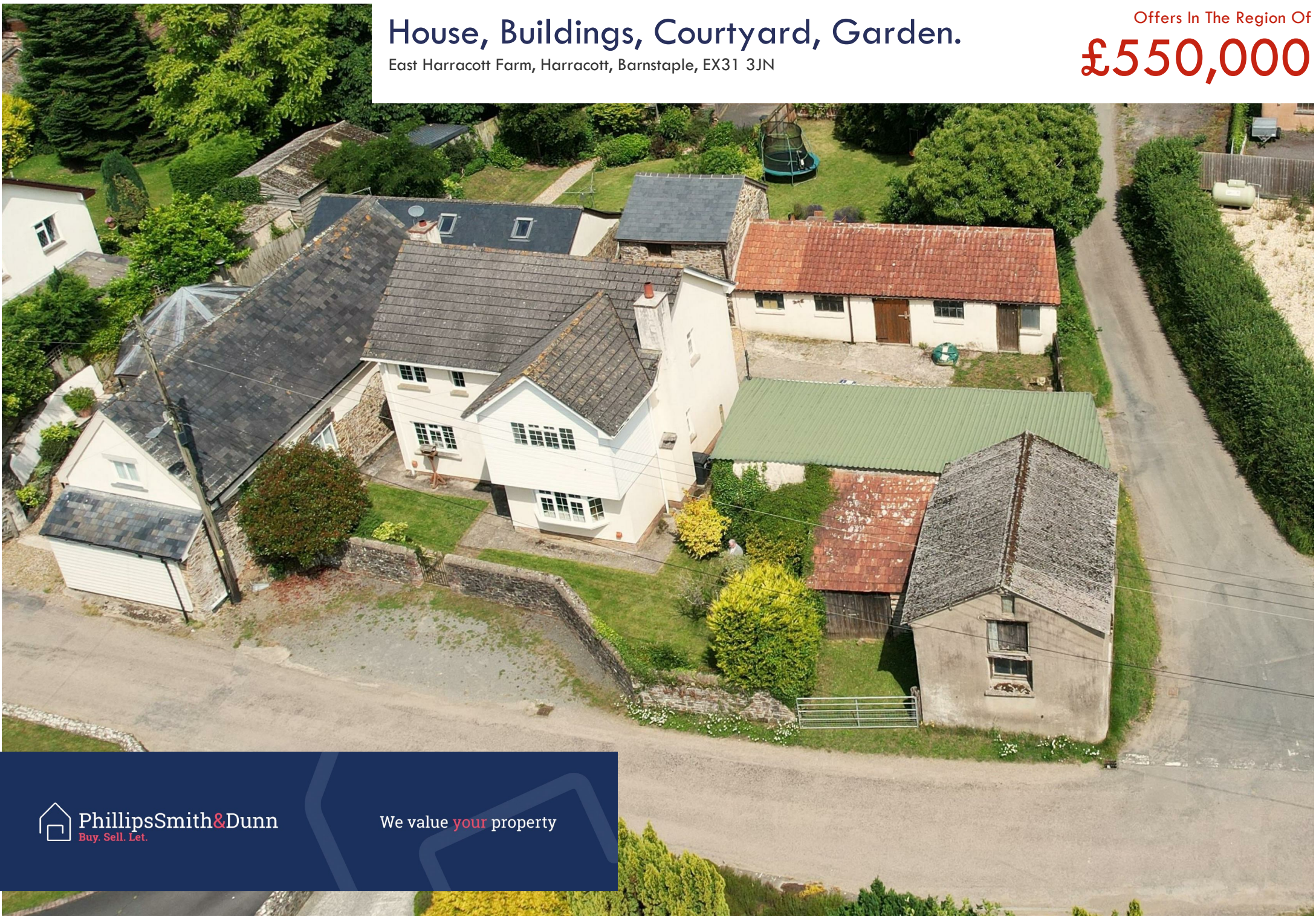


House, Buildings, Courtyard, Garden.

East Harracott Farm, Harracott, Barnstaple, EX31 3JN

Offers In The Region Of

£550,000



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House, 4 Beds., Adaptable Buildings, Garaging, Courtyard, Garden.

East Harracott Farm, Harracott, Barnstaple, EX31 3JN



A spacious, light farmhouse, adaptable range of traditional buildings with potential for workshops/studio or annex/cottage, and garden area set at Harracott, a collection of a dozen or so individual properties, otherwise surrounded by the unspoilt countryside, typical of the River Taw valley area.

The A377 Barnstaple to Exeter road is within a mile of the property, affording good access with the village of Tawstock, about 2 miles to the north. The villages of Bishops Tawton and Newton Tracey both with popular village Inns and Parish Churches are a similar distance.

Barnstaple, the ancient borough and administrative centre for North Devon, is some 4 miles to the north providing a comprehensive range of both business and leisure facilities including the Green Lanes shopping centre, out of town superstores, live theatre, leisure centre and recently opened Tarka Tennis Centre.

Just to the south of Barnstaple there is access onto the A39/A361 North Devon Link Road which provides much improved communications to and from the North Devon area connected directly as it does through to junction 27 on the M5.

The glorious North Devon countryside and adjoining dramatic coastline, which is acknowledged to be amongst the finest in the country, ranging from the high wild cliffs and plunging valleys of the Exmoor National Park, to the world-renowned surfing beaches of Croyde, Saunton and Woolacombe and sailing and boating at Instow and Appledore. Fishing can be enjoyed on the Rivers Taw and Torridge, or inland at Stafford Moor fishery and various reservoirs.

There are many golf courses in the area, notable Saunton and Westward Ho! and private schools including West Buckland, Blundell's at Tiverton and Shebbear.

DETAILS

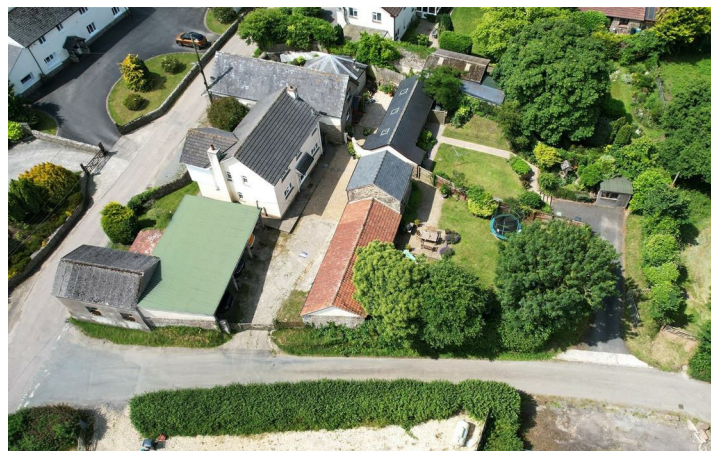
Set in this quiet rural location the property incorporates the modern 4 bed., farm house that was rebuilt in the 1980s and is now of traditional modern cavity block construction under an interlocking concrete tiled roof with the benefit of full double glazing and oil fired central heating from the Rayburn in the kitchen.

The property is light and bright with the main rooms being south facing and has the benefit of a rear courtyard around which are a range of traditional farm buildings, some of which would offer potential for utilizing as workshops or studio or potential conversion, subject to planning, to provide two family accommodation or home and income and to the rear of the farm buildings is a private fully fenced garden area.

Council Tax - Band E

EPC - Band D - tbc

Services - Main electric and water. Shared septic tank with its neighbour. Oil heating



Entrance Hall

A wide and bright area with stairs to first floor. Radiator

Kitchen/Dining Room 6.17 x 3.38 (20'2" x 11'1")

Another light and bright double aspect room. Dining area, extensive fitted worksurfaces with drawers and cupboards under, end display units, wine rack and tray space. Integrated fridge, Lamona oven with 4 ring hob over and extractor hood. 1.5 bowl sink unit with mixer tap. Low tiled splashbacks. Rayburn oil fired cook and heat. Matching wall units with 2 glass front display units and end display units.

Sitting Room 6.10 x 3.99 (20'0" x 13'1")

A light and bright double aspect room with bay window to south front. Stone fireplace and hearth with inset display alcoves, heavy beam over, Wall light points .

Utility 3.99 max x 2.11 (13'1" max x 6'11")

Worktop with drawers and cupboard under, inset 1.5 bowl single drainer stainless steel sink unit. Space for fridge. Matching wall units and coat hooks.

WC

Low level wc, wash hand basin, tiled floor, extractor vent



VIEWING

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

Landing

Double aspect, door to deep cold linen cupboard and further door to airing cupboard.

Bedroom 1 3.99 x 3.35 (13'1" x 10'11")

Open front wardrobe recess, south facing.

Bathroom

Corner entry shower unit, low level wc, panelled bath with chrome mixer taps with shower attachment. hand basin set in vanity unit, Mirror fronted cupboard. Chrome heated towel rail.

Bedroom 2 3.66 x 3.28 (12'0" x 10'9")

Recessed wardrobe cupboard. Double aspect.

Bedroom 3 4.27 x 2.69 (14'0" x 8'9")

South facing

Bedroom 4 2.08 x 2.03 (6'9" x 6'7")

Recessed workspace in place of wardrobe cupboard.

Front Garden Area

Walled garden with off road car parking bay, lawned and with a few trees and shrubs.

Rear Courtyard

Good access from the road with part concreted and part gravel to base with the following buildings being included.

Former Root House 6.443 x 4.019 (21'1" x 13'2")

A stone and cob barn on the corner of the site on 2 floors

Implement Shed 3.549 x 3.356 (11'7" x 11'0")

A stone and pantile roof shed

3 Bay Open Front Garaging 11.67 x 5.904 (38'3" x 19'4")

Timber frame and clad on 3 sides makes an ideal open front storage shed or car garaging.

Former 10 Stall Cow Shed 12.236 x 4.516 (40'1" x 14'9")

Concrete block and stone walls, and may offer scope for use as a studio/workshop or possible conversion to relatives annex or letting unit. stp.

2 Storey Stone Building 4.355 x 3.693 (14'3" x 12'1")

Stone built with slate roof and used as workshop with loft over. May also make good studio or potential conversion along with the adjoining shippon, stp.

Private Garden

To the back of the buildings and very private a level fully fenced garden, with grassed areas, a number of trees and shrubs and a patio with gravelled areas adjoining for further seating.





DIRECTIONS

Grid Ref SS559/270 From Barnstaple on the A361 North Devon link road at Bishops Tawton roundabout take the exit south on to the A377 to Crediton,, You will immediately pass through Bishops Tawton. Continue on the A377 passing over the River Taw bridge in a half mile or so. From the far end you will bear left turn and on for about a half mile where take the turning right to Harracott and Hiscott and follow the road until you arrive at Harracott. The property is the first on the right at the crossroads. If using what3words free app for mobile phones enter the words [///disbelief.leaned.skirt](https://www.what3words.com/#!/disbelief.leaned.skirt)

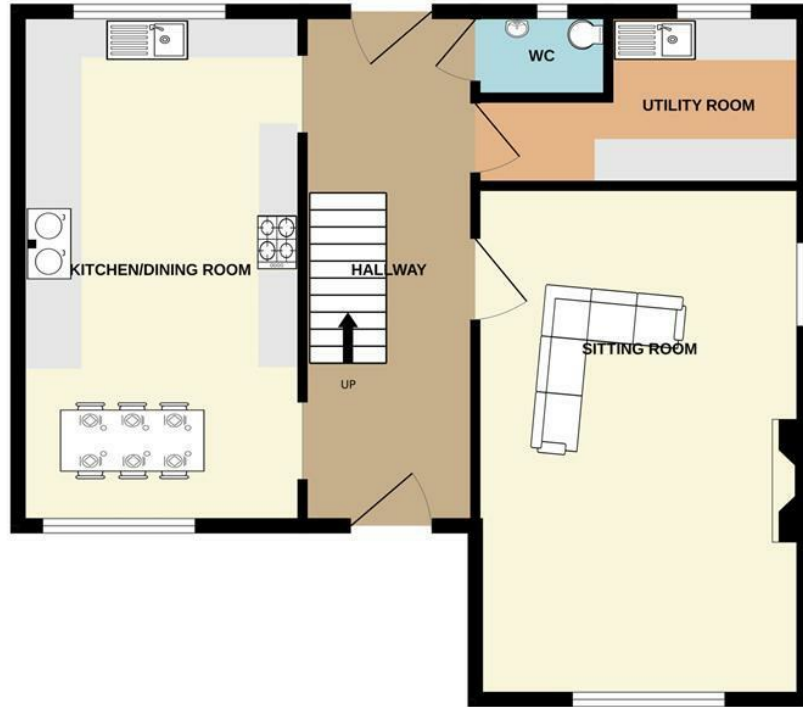


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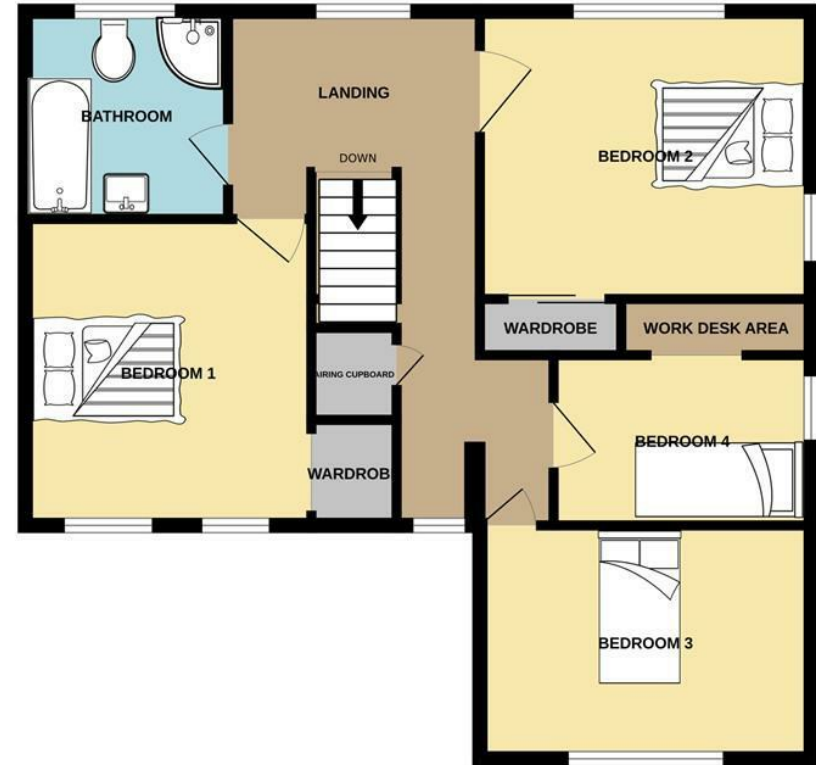
By appointment through
Phillips, Smith & Dunn
Barnstaple Office
01271 327878 Out of hours
Michael Challacombe 07970
445204



GROUND FLOOR



1ST FLOOR



EAST HARRACOTT FARM, HARRACOTT, BARNSTAPLE, DEVON, EX31 3JN

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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