

# Stunning 4 Bed New Build

Hedgerow Cottage Newton Tracey, Barnstaple, EX31 3PL

Guide Price

£650,000



 **PhillipsSmith&Dunn**  
Buy. Sell. Let.

We value **your** property







# Highly Unique Detached Oak Frame New Build With Double Garage

Hedgerow Cottage Newton Tracey, Barnstaple, EX31 3PL



This beautifully appointed property combines characterful natural oak materials with modern comfort and outstanding eco-conscious credentials. Featuring four spacious bedrooms, it offers a main bathroom, a stylish ensuite, and a downstairs WC, all finished with painted panelling that adds a cohesive and refined touch of style.

Built by a local husband wife team now the highly popular Blue Bay developments ltd, offering a totally unique design with fantastic attention to detail and unusual fantastic quality finishes. A stunning new home completed to the highest of standards.

Accessed through an oak porch into a welcoming hall, complete with a cloakroom and generous storage. The entrance hall gives you the first sense of luxury and space that sets the tone for the rest of the property. The 4 bedroom plot is deceptively large being 160sqm (1722 sqft)

The lounge is full of character, showcasing traditional oak beams, an inglenook fireplace with a wood burner, and French doors that open into an enclosed garden. The kitchen/dining/snug area continues the warm, rustic aesthetic with oak beams and another set of French doors leading out to the garden.

The kitchen, crafted by Vanstone Kitchens, is finished to a high standard with marbled quartz worktops, painted wooden cabinetry, a double electric range cooker, and integrated appliances including a fridge, freezer, and dishwasher.

A well-appointed utility room includes a pantry, worktops, a washing area, and a rear door for garden access. Underfoot, large natural-coloured limestone tiles run throughout the ground floor and bathrooms, adding a luxurious and durable finish.



# DETAILS

Externally, the property is presented with charming aesthetics, including a stepped brick plinth, matching chimney stack, attractive coloured windows, and softly rounded corner walls that contribute to a refined, characterful appearance. Traditional oak beams, solid oak doors with iron thumb latches, and painted panelling continue the aesthetic inside, creating a harmonious and luxurious feel throughout.

The enclosed, landscaped garden features a neat lawn and an ivory porcelain tiled patio, offering a peaceful and private outdoor space. A detached, oak-clad double garage with roller doors and three parking bays adds practicality and visual appeal. Electric car charging port included.

Designed with sustainability in mind, the property is constructed using ICF (insulated concrete form), a highly energy-efficient and sound-reducing building method that ensures optimal thermal performance and a calm, comfortable interior.

The home is insulated to a high standard and benefits from underfloor heating and hot water provided by an air-source heat pump. All of this is backed by a 10-year build guarantee under an architect's certificate, offering peace of mind for years to come.

Nestled in the tranquil Devon countryside, Newton Tracey is a picturesque village that offers a harmonious blend of rural charm and convenient access to nearby towns and attractions. Its elevated position provides stunning views of the surrounding landscapes, making it an ideal location for those seeking a peaceful yet connected lifestyle.

At the heart of the village is The Hunters Inn, a traditional English pub renowned for its warm hospitality, selection of real ales, and delicious food.

Newton Tracey is ideally situated for those who love the outdoors, with the scenic Tarka Trail close by offering excellent opportunities for walking and cycling amidst beautiful countryside. The trail showcases the region's natural beauty and wildlife, making it a favourite for nature lovers and families alike. Nearby attractions such as the Museum of Barnstaple and North Devon and the landscaped Tapeley Park Gardens in Instow also provide enjoyable days out with educational and leisurely appeal.



## Hall

### Open Plan Kitchen Family Room 8.75 x 3.85 (28'8" x 12'7")

### Lounge 6.31 x 3.75 (20'8" x 12'3")

### Utility Room

### Ground Floor WC

### Bedroom 1 4.08 x 3.85 (13'4" x 12'7")

### Ensuite

### Bedroom 2 4.12 x 3.00 (13'6" x 9'10")

### Bedroom 3 3.75 x 3.10 (12'3" x 10'2")

### Bedroom 4 3.75 x 3.10 (12'3" x 10'2" )

### Family Bathroom

### Oak Frame Double Garage









The village benefits from easy access to a range of nearby towns and villages, each offering its own unique charm and amenities. Barnstaple, just a short drive away, serves as the main centre for shopping, dining, and cultural activities. Other destinations such as Great Torrington, famous for Dartington Crystal, and the historic port town of Bideford, further expand the lifestyle and leisure options available to residents.

Travel links from Newton Tracey are excellent, with Barnstaple railway station connecting to Exeter and the wider national rail network. The nearby A39 and A361 roads offer convenient driving routes to the North Devon coast, Exeter, and the M5, ensuring easy access for commuting or exploring the wider region. With its combination of rural charm, outdoor appeal, and strong transport links, Newton Tracey presents a desirable location for both families and professionals.



### **DIRECTIONS**

Directions to find : From Barnstaple proceed along the A39 North Devon Link Road upon reaching the Groundswell roundabout take the left (first) exit onto the Torrington Road clearly signposted. Follow this road for about 4 miles where the development is on the right hand side. Pull up onto the brick paved drive where the property is the second in on the right hand side.



### **VIEWING**

**By appointment through  
Phillips Smith & Dunn,  
Phillips, Smith & Dunn Bideford  
Office 01237 879797 Or,  
outside of usual office hours  
contact Edward on  
07772363674**







Ground Floor Plan

1:100



First Floor Plan

1:100