

Orchard House

Barton Field, Newton Tracey, Barnstaple, EX31 3PL

Guide Price

£750,000



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A Unique Character New, Eco Efficient Home, Double Garage & Gated Drive

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This beautifully appointed five-bedroom home combines characterful natural oak features with modern comfort, generous proportions, and outstanding eco-conscious design.

With an impressive footprint of approximately 220 sqm (2,368 sqft), the property offers expansive living areas and five spacious bedrooms, including a stylish ensuite, a luxurious family bathroom, and a downstairs WC, all finished with painted panelling for a refined and cohesive style throughout.

Built by the highly regarded husband-and-wife team behind Blue Bay Developments Ltd, this home reflects their passion for unique design and exceptional craftsmanship. Every detail has been thoughtfully considered, from the unusual bespoke finishes to the eco-friendly construction, resulting in a truly special home built to the highest standards.

You are welcomed into the property through an oak-framed porch into a generous entrance hall, complete with cloakroom and ample storage. The hall immediately sets the tone, offering a sense of luxury, space, and warmth that flows through the rest of the home.

The sitting room is full of character, with exposed oak beams, a feature inglenook fireplace with wood burner, and French doors opening onto the garden - creating a cosy yet versatile space for year-round enjoyment.

At the heart of the home is the expansive kitchen/dining/living area, designed for modern family life. Here, oak beams and another set of French doors bring charm and light, while the kitchen, by Vanstone Kitchens, boasts painted cabinetry with double pantry style cupboard, marbled quartz worktops, a double electric range cooker, and integrated appliances including fridge, freezer, and dishwasher. This space flows naturally into both a snug seating area and the garden beyond, making it perfect for entertaining or relaxed family gatherings.

Practicality is matched by style: a large utility room with cupboard space, additional worktops, and garage access ensures family life runs smoothly. Throughout the ground floor and bathrooms, natural-coloured limestone tiles add both elegance and durability.

Upstairs, the accommodation continues to impress. The five generous bedrooms are well-proportioned, with the two principal suites enjoying their own stylish ensuite bathrooms. A further family bathroom serves the remaining bedrooms, and all spaces benefit from thoughtful finishes, painted panelling, and an abundance of natural light.

Externally, the property is designed to be both practical and beautiful. The enclosed, landscaped garden features a neat lawn and an ivory porcelain patio, perfect for alfresco dining or evenings outdoors. A detached, oak-clad double garage with roller doors, alongside three parking bays and an electric car charging port, provides excellent convenience and adds to the property's characterful kerb appeal.

This home has been created with sustainability at its core. Built using ICF (insulated concrete form) construction, it offers exceptional thermal efficiency, sound reduction, and long-term durability. Heating and hot water are provided via an air-source heat pump, complemented by full underfloor heating and high-grade insulation, ensuring year-round comfort with minimal environmental impact. There is a MVHR (Mechanical Ventilation with Heat Recovery) system which significantly improves the indoor air quality and energy efficiency and for peace of mind, the property is also covered by a 10-year architect's certificate guarantee.

VIEWING

By appointment through our
Phillips, Smith & Dunn Bideford office- 01237 879797



Kitchen/Diner 11.6 x 5.9 (38'0" x 19'4")

Living Room 6.3 x 5.8 (20'8" x 19'0")

Snug/Home Office 3.3 x 3.27 (10'9" x 10'8")

Bedroom One 4.08 x 5.8 (13'4" x 19'0")

Bedroom Two 3.3 x 3.1 (10'9" x 10'2")

Bedroom Four 3.27 x 3.1 (10'8" x 10'2")

Bedroom Three 4.08 x 3.3 (13'4" x 10'9")

Bedroom Five 3.3 x 3.1 (10'9" x 10'2")

Family Bathroom



Set in the tranquil Devon countryside, Newton Tracey offers the perfect balance of rural charm and convenient access. The village itself enjoys an elevated position with beautiful countryside views and is home to the popular Hunters Inn, a welcoming pub known for its warm hospitality and excellent food. The area is rich in outdoor opportunities, with the scenic Tarka Trail nearby - ideal for walking, cycling, and wildlife spotting.

A short drive brings you to Barnstaple, the region's principal town, offering shops, restaurants, cultural attractions, and excellent schools. The historic port town of Bideford and the market town of Great Torrington provide further amenities and leisure options, from Dartington Crystal to Tapeley Park Gardens. Transport links are strong, Barnstaple railway station connecting to Exeter and the wider rail network, while the nearby A39 and A361 offer easy road access to the North Devon coast, Exeter, and beyond. Newton Tracey itself benefits from a regular bus route running through the village, providing convenient public transport connections to surrounding towns and services.

This exceptional five-bedroom home offers an unrivalled combination of space, quality, character, and sustainability in a highly desirable village setting, perfect for families or professionals seeking a home that is as beautiful as it is practical.



DIRECTIONS

Directions to find : From Barnstaple proceed along the A39 North Devon Link Road upon reaching the Roundswell 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 left hand side. Pull up onto the brick paved drive where the property is the first on the left hand side.



VIEWING

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



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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