



**EAST BARTON GATE AND BARN, CHALLACOMBE, CHALLACOMBE,  
BARNSTAPLE, EX31 4TU**

A 3 bedroom semi-detached house, formally an old dairy building and separate 1 bedroom barn, both with gardens and parking. Situated on the edge of Exmoor National Park.



**CHEQUERS**

INDEPENDENT ESTATE AGENTS

**Smart Move**

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**£500,000**



- A FABULOUS COUNTRY HOME
- COSY LIVING ROOM WITH WORKING WOOD BURNER
- TWO DOUBLE BEDROOMS AND TWO LOFT ROOMS
- AMPLE PARKING AND A WELL ESTABLISHED PRIVATE GARDEN
- SEPARATE ONE BEDROOM SELF CONTAINED BARN WITH PARKING AND A TERRACE GARDEN
- HIGHLY SOUGHT AFTER VILLAGE LOCATION
- BURSTING WITH CHARACTER THROUGHOUT
- WALKING DISTANCE TO VILLAGE AMENITIES
- A MUST VIEW
- NO ONWARD SALES CHAIN



Chequers Estate Agents welcomes you to view East Barton Gate and Barn. Situated in the idyllic rural village of Challacombe, the property is about 10 miles away from the North Coast of Devon, with the surrounding area offering a variety of beautiful sheltered valleys, ancient monuments, stunning open moorland and some far reaching breath taking views. There are also lots of interesting places to visit in Challacombe, along with picturesque walks and the renowned award winning Black Venus Inn, with home made food, fine wines and real ales.

The main residence and detached barn offer inviting accommodation, with a fusion of character features and oodles of charm. As well as the appealing accommodation, both properties offer private parking and gardens. The cottage has a large mature garden and the barn benefits from a terraced garden. Due to the setting of East Barton Gate, there are some stunning open countryside views to be enjoyed from both the main residence and the separate detached barn.

The main cottage is arranged over three floors and is a semi-detached house dating back to around 1858, formerly an old dairy building. This charming property has a lovely cottage feel with a useful boot room / entrance porch, large kitchen / diner with attractive ESSE stove and beams as well as a ground floor wet room. To the first floor are two double bedrooms and a staircase that leads to a further bedroom and additional loft room, perfect as a study or office. The cosy living room will also be found on the ground floor with beautiful working wood burner. The property shares a private septic tank with the adjoining neighbour and economy 7 heaters. The garden for East Barton Gate is laid to lawn with stunning mature trees, shrub borders, and off road parking for 2-3 cars and breathtaking views of the countryside beyond.

The attractive detached barn is a real gem and makes the East Barton Gate unique in many ways. As mentioned it has its own parking area and garden and is set back from the cottage, so it lends itself to ancillary accommodation or a perfect air b&b with excellent rental potential. East Barton Gate Barn is simply a lovely retreat. The barn was converted in 2013 into a self-contained dwelling with an attractive kitchenette/sitting room, ground floor shower room and first floor double bedroom with vaulted ceilings. The barn is light and bright and has been cleverly converted and to a high standard with the added attraction of a private garden, log store, parking and septic tank. a fabulous property in a wonderful location.

## LOCATION

Beautifully situated within Exmoor National Park within walking distance to the village of Challacombe. The cottage itself enjoys open views across Exmoor, situated within half hours driving distance to Barnstaple, the regional town centre, enjoying a beautiful rural location. Situated in the valley of the River Taw, Barnstaple is surrounded by beautiful countryside and has a variety of great shops, supermarkets, restaurants, schools and pubs. As well as those all important recreation facilities including a leisure centre, cinema, a pannier market, and a theatre. The A361 North Devon Link Road provides convenient access to the M5 Motorway.

## DIRECTIONS

The property offers a good degree of privacy and seclusion and purchasers seeking an idyllic semi-rural village retreat. We recommend viewing the property to appreciate the scope and adaptability that the accommodation offers. From Barnstaple proceed out of town on the Goodleigh Road, signposted to Bratton Fleming. Proceed through the village and at Four Cross Way turn left onto the A399 (signposted Blackmoor Gate). Continue on this road and at Friendship Farm turn right onto the B3358 signposted to Challacombe and Simonsbath. Upon entering Challacombe and just before the hump back bridge and after passing the Challacombe Sign the property will be situated on your right hand side with name plate and for sale board clearly displayed.

# EAST BARTON GATE COTTAGE





## **EAST BARTON GATE COTTAGE**

### **BOOT ROOM / UTILITY ROOM**

A useful side porch with UPVC double glazed windows to side and rear elevation. Fitted kitchen cabinets with inset stainless steel single bowl sink set into worksurface with cupboard space below. Space and plumbing for washing machine, flag stone flooring.

### **KITCHEN**

Fully refurbished in 2017, a fitted kitchen / diner with ample of cupboard space. Further matching wall cabinets and drawers, Inset ceramic single bowl sink set into worksurface with cupboard space below. Integrated single electric oven with four ring Hotpoint hob and extractor above, space for dishwasher as well as space for undercounter fridge. Space for dining table, tiled flooring. The kitchen is the perfect space to entertain family and friends, especially with the feature working ESSE stove, making a lovely focal point to this room, UPVC double glazed windows to rear elevation as well as two velux windows, flagstone flooring.

### **LIVING ROOM**

A cosy living room with beautiful working woodburner making a lovely focal point to this room, fitted cupboards, tiled flooring. UPVC double glazed window and door giving access to the garden. Electric night storage heater, tiled flooring.



### **HALLWAY**

Stairs rising to first floor landing, useful understairs storage, tiled flooring.

### **WET ROOM**

A three-piece modern white suite fitted in 2017, comprising walk-in double shower in a tiled surround, WC, pedestal wash handbasin. UPVC double glazed opaque window to side elevation, heated towel rail, underfloor heating, tiled flooring.

### **FIRST FLOOR LANDING**

Stairs rising to loft room, UPVC double glazed window to rear elevation, radiator, fitted carpet.

### **BEDROOM ONE**

A spacious double bedroom with UPVC double glazed window to front elevation overlooking glorious countryside, and the valley beyond. Fitted double wardrobes, electric storage heater, feature fireplace, fitted carpet.

### **BEDROOM TWO**

A dual aspect double bedroom with UPVC double glazed windows to side and front elevation, electric night storage heater, fitted carpet.



### **STAIRS RISING TO SECOND FLOOR**

### **BEDROOM THREE**

A double bedroom with wooden glazed Velux window, fitted carpet.

### **LOFT ROOM**

A perfect office space or occasional additional bedroom with UPVC double glazed window to side elevation overlooking the driveway and garden, electric storage heater, fitted cupboard, fitted carpet.

### **OUTSIDE**

The property is approached with a wooden gate and driveway providing off road parking for at least two cars. The garden is to the front of East Barton Gate and is laid mainly to lawn with tree borders. The garden is the perfect space to add your own stamp and landscaped to suit your requirements however offers a high degree of privacy. The garden is an ideal space to enjoy entertaining and spending time with family and friends.

# EAST BARTON GATE BARN





## **EAST BARTON GATE BARN**

Storage space for shoes and coats, flagstone flooring.

### **OPEN KITCHEN / LIVING ROOM**

A cosy open plan living space with fitted kitchen with inset single bowl ceramic sink with cupboard space below. Space for undercounter fridge and fitted two ring hob. The open plan living area has space for a small dining table as well as a sofa. There is a working wood burner making a beautiful focal point to this cosy cottage, stairs rising to first floor, Flagstone flooring. Wooden double glazed window and door to garden.

### **SHOWER ROOM**

A three-piece modern shower room with fitted double shower in a tiled surround, WC, pedestal wash hand basin. Extractor fan, flagstone flooring.

### **BEDROOM**

A beautiful double bedroom with many characterful features including beams and two Velux windows. Usual storage in the eaves, solid wood flooring.

### **OUTSIDE**

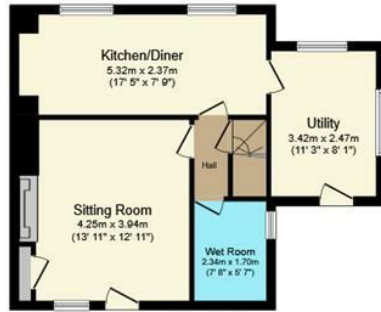
The beautiful quirky barn has off road parking for one car and a low maintenance area laid to chippings. There is a wood store and a useful garden shed. Steps down lead to a further garden area which is private and secluded and is the perfect space to enjoy a glass of wine or cup of tea. The garden is a blank canvas but is a perfect space to enjoy time together or with family and friends.

### **NOTE**

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.



# EAST BARTON GATE COTTAGE



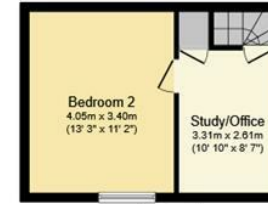
**Ground Floor**

Floor area 47.8 m<sup>2</sup> (514 sq.ft.)



**First Floor**

Floor area 24.7 m<sup>2</sup> (265 sq.ft.)



**Second Floor**

Floor area 24.6 m<sup>2</sup> (265 sq.ft.)

# EAST BARTON GATE BARN



**Annex Ground Floor**

Floor area 27.5 m<sup>2</sup> (296 sq.ft.)



**Annex First Floor**

Floor area 23.7 m<sup>2</sup> (255 sq.ft.)

**TOTAL: 148.3 m<sup>2</sup> (1,596 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



### Energy Efficiency Rating

|  | Current                    | Potential |
|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92 plus) <b>A</b>                                 |                            | <b>88</b> |
| (81-91) <b>B</b>                                   |                            |           |
| (69-80) <b>C</b>                                   |                            |           |
| (55-68) <b>D</b>                                   |                            |           |
| (39-54) <b>E</b>                                   | <b>34</b>                  |           |
| (21-38) <b>F</b>                                   |                            |           |
| (1-20) <b>G</b>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |           |

**COUNCIL TAX BAND C**



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