



THE OLD RECTORY

Goodleigh, Barnstaple, EX32 7NU



Robert Williams

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“ Georgian splendour set amongst the rolling North Devon countryside with the coast a short drive away ”.



The Old Rectory

Goodleigh Barnstaple EX32 7NU

The Old Rectory is an outstanding example of a Georgian country residence.

Approached over a private driveway and leading to gardens and grounds, extending to 0.82a, which surround the house and offer a high level of privacy.

A home that encompasses the best combination of contemporary interiors and period details giving the home personality and charisma from the moment you walk inside.

Wonderfully decorated and presented throughout, boasting fabulous high ceilings, parquet flooring, galleried landing, and many original features.

The overall generous proportions offer plenty of space for entertaining, perfect for modern family living.

This imposing, south facing former Rectory is believed to have been built around 1750 and is positioned so that all the principal rooms take in the views over the rolling Devon countryside.

A most attractive home that features the classic architecture of the era.

The gardens wrap around the property with an orchard and log store to the rear.

Included in the sale is a former Coach House, which is currently being utilised as a workshop and double garage, however this could easily be converted into additional accommodation (subject to the necessary planning consent).

It is worth noting that The Old Rectory benefits from not having the restrictions associated with a listed building.

A stable adjoins the Coach House and serves as handy storage.





The village of Goodleigh is steeped in history, with its winding lanes dotted with quaint cottages and traditional buildings that hark back to a bygone era.





The Old Rectory sits on the outskirts of the village within easy walking distance of the pub and primary school (and 15 minute drive to West Buckland School).

Surrounded by rolling hills, lush meadows and picturesque farmland along with many footpaths making it ideal for activities such as hiking, cycling, and leisurely walks, the village offers a perfect tranquil setting as well as benefitting from its close proximity to the bustling town of Barnstaple.

Barnstaple Town Centre which is the regional and administrative centre of North Devon is situated in the valley of the River Taw, it is surrounded by beautiful rolling Devonshire countryside and some of the area's best beaches and rugged coastal paths. As the commercial centre of the region, the town centre offers a variety of banking, schooling and recreational facilities including a theatre, cinema, leisure centre and restaurants. The vibrant town combines modern shopping amenities with a bustling market atmosphere. The popular golden sandy beaches of Woolacombe, Croyde and Instow within 5 miles distance, perfect for outings with family and friends. The A361 North Devon Link Road provides convenient access to the M5 motorway, together with Barnstaple's train network giving easy access to Exeter central station and beyond.

what3words: tutorial.backtrack.frowns



5		bedrooms	3		bathrooms
3		receptions	6		car spaces

Local Authority: North Devon District Council

Council Tax Band: G

Tenure: Freehold

Heating: Oil Fired Central Heating

Services: Mains water and private drainage

Energy Efficiency Rating: E





GROUND FLOOR
1619 sq.ft. (150.4 sq.m.) approx.



1ST FLOOR
1400 sq.ft. (130.1 sq.m.) approx.



TOTAL FLOOR AREA : 3020 sq.ft. (280.5 sq.m.) approx.

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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