



West Greylake, Yarnscombe, Devon

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West Greylake is situated in an **idyllic and peaceful location** amidst rolling Devon countryside and centred on a gorgeous very private 18th century farmhouse, outbuildings and surrounded by woodland.

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## Summary of accommodation

### West Greylake Farmhouse+

Sitting room | Dining room | Snug | Kitchen/breakfast room | Utility room | Cloakroom

Principal double bedroom with en suite bathroom | Three further double bedrooms

Family bath and shower room

### Little Greylake

Entrance lobby | Utility room | Kitchen/dining room | Sitting room | Double bedroom

Shower room | First floor double bedroom | Bathroom | Study/bedroom

### Old Cob Barn

Entrance hall | Two double bedrooms | Bathroom | Open plan first floor living room and kitchen | Attached utility room

Conjoined group of period outbuildings incorporating:

Three bedroom cottage (Little Greylake) and a two bedroom converted barn (Old Cob Barn)

Carport | Middle barn | Workshop

Parking | Study | Summer house and garden store | Greenhouse | Gardens | Three barns | Cart shed | Orchard | Stream | Pasture | Woodland

**In all about 7.42 acres (3 hectares)**

## Distances

A386 4.2 miles, Great Torrington 4 miles, Yarnscombe 4.5 miles, A377 4.5 miles, High Bickington 4.5 miles, Bideford 8 miles

Barnstaple 11 miles, Westward Ho! Beach 12 miles, Peppercombe Beach 13.5 miles, Exeter city centre 35 miles, Exeter Airport 48 miles

(All distances and times are approximate)



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## Location

West Greylake is situated in unspoilt, partly wooded countryside about 4 miles northeast of the market town of Great Torrington. The property enjoys great privacy and is also about four and a half miles from the small village of Yarnscombe, which has a pretty parish church and a village hall (see [www.yarnscombe.org.uk](http://www.yarnscombe.org.uk)). Great Torrington, home of Dartington Crystal, has a wide selection of shops and local businesses capable of meeting most day to day needs including GP, dental and veterinary surgeries plus a large Lidl supermarket and the Plough Theatre offering live performances, films and arts and craft workshops. RHS Rosemoor just 15 minutes away.



The larger towns of Bideford and Barnstaple are both within easy driving distance for wider requirements. Regular train service between Barnstaple/ Exeter (from nearby Umberleigh station 1 hour to Exeter and 10 mins to Barnstaple) For flights Exeter Airport is about an hour away connecting to several UK and international destinations, including a regular 1 hour service to London City Airport. It is only a 1 hour drive to the main railway line at Tiverton Parkway which can get you to London Paddington in 2 hours. It is also a 1 hour drive to join the M5 motorway. There is a wide choice of schools both from the State and independent sectors. These include primary schools (OFSTED rated Good) in High Bickington and Great Torrington and a choice of independent schools within the wider area.

## West Greylake

Positioned on its own at the end of a lane, approximately ¼ mile from the B3227 and set in just over seven and a half acres, West Greylake enjoys a wonderfully tranquil setting and complete privacy. It dates from the 18th century and was a working farm until 2000, when it became the home of the current owners. The house was rebuilt by them to a sympathetic standard, with great care being taken to maintain the character and re-use as much of the materials from the original house as possible. The house is unlisted with rendered exterior walls beneath a hipped slate roof with deep eaves. Original architectural fittings include lovely roof and ceiling timbers, a glass covered 18' deep well in the snug plus a double clotted cream scalded and gorgeous inglenook fireplace with woodburner in the sitting room.

The sitting room and adjacent kitchen/breakfast room are south-facing, along with three of the four bedrooms, all overlooking the garden and wildflower meadow and catching the best of the natural light throughout the day. The décor is in pale, neutral tones ensuring that the light is amplified to give the interior a wonderfully light and airy feel. There are a total of three reception rooms including a good-sized dining room and adjacent snug. The kitchen is charming and very much the hub of the home, with windows on two sides looking out onto the garden and the approach lane and parking area beside the house. It has a local brick floor and is fully fitted with a range of units under timber and tiled work surfaces and a two-oven AGA inset in the original range fireplace and has space for a kitchen table seating six to eight people.



Upstairs there are four double bedrooms, which all have views out over the surrounding garden/countryside. The principal bedroom is a lovely room with windows on three sides and an en suite bathroom, which along with the bedroom are south-facing.

## Little Greylake



The property includes several period barns and outbuildings. Opposite the eastern side of the house and beyond the main parking area is a collection of conjoined period outbuildings.

Two of these have been converted into self-contained cottages with full residency status providing multi-generational use or potential rental income, with the two separated by a barn, carport and workshop.

At its southern end is Little Greylake, a two-storey cottage incorporating a sitting room, kitchen/dining room and bedroom on the ground floor with two further bedrooms on the first floor.



Approximate Gross Internal Floor Area  
 422.5 sq m / 4547 sq ft  
 (excluding outbuildings, includes  
 Old Cob Barn and Little Greylake)

This plan is for guidance only and must not be  
 relied upon as a statement of fact. Attention is  
 drawn to the Important Notice on the last page  
 of the text of the Particulars.



## Old Cob Barn

The second cottage, The Old Cob Barn, has two ground floor double bedrooms and the floor above has a combined living room and kitchen with a magnificent view to the north over the owned 4 acre field and woodland and stream beyond.





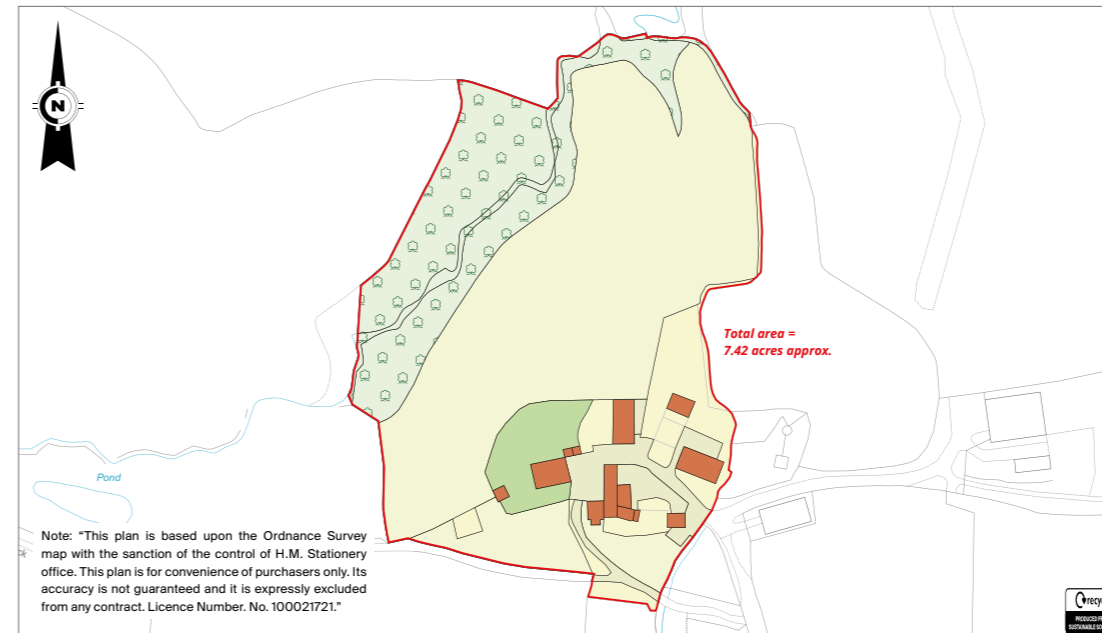
The garden extends out on three sides of West Greylake Farmhouse and is enclosed by field hedging dotted with mature native trees. The garden contains areas of lawn, some gently sloping, fringed in places by well established borders and an orchard and contains a summer house, garden store and home study. On one side of the house is a generous parking area with space for several vehicles and beyond the conjoined cottages and outbuildings (described above) are a former cart shed/garage and three further detached barns (see Agent's Note 2 below).

To the north of the house is an area of mature pasture enclosed partly by field hedging and also by an area of woodland with an attractive stream running through it.

To the south, up the garden steps, can be seen the beginnings of the seasonal Spring wild flower meadow.

## Services

**Mains water and electricity. Private drainage - fully authorised. Oil-fired central heating and AGA. Wood burning stove.**



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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**Agent's Note 1:** The owners of West Greylake have a vehicular right of way over the approach lane to the property. The lane is privately owned and there is a short right of way to the South of the property for access to fields and forestry, (details on application).

**Agent's Note 2:** One of the property's three separate barns (identified as Class Q Barn on the floor plan diagram) has been granted Class Q planning permission to create a three bedroom dwelling (Planning Application Ref: 1/0155/2024/AGMB granted 9th April 2024).

## Directions (Postcode: EX31 3NF)

**What3Words:** fruitcake.shakes.focus

From the village of Umberleigh, where the B3227 and A377 meet, head north on the A377 towards Barnstaple. After about half a mile turn left onto the B3227, signed to Torrington. Continue for just over four miles and then turn right onto a narrow, unsigned country lane, identified by a sign for West Greylake Forest. You are now on the approach lane to the property, which you will find at the end of the lane after about half a mile.

## Property information

**Tenure:** Freehold

**Local Authority:** Torridge District Council ([www.torridge.gov.uk](http://www.torridge.gov.uk)).

**Council Tax:** West Greylake – Band E, Little Greylake – Band B, Old Cob Barn – Band B

**EPC Ratings:** West Greylake – E, Little Greylake – D, Old Cob Barn – D

**Guide Price:** £1,500,000

