



The Grange



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Harracott, Barnstaple, Devon, EX31 3JN

Within 15 minutes of Barnstaple, the Link Road and local train services. The Coast & Exmoor about 30 minutes.

A detached period farmhouse together with large detached period barn, with potential for a variety of uses, set in good sized garden with lovely views in timeless village close to Barnstaple.

- Hall, Double Sitting/Dining Room
- Fabulous Garden Room/Snooker Room
- Study, Kitchen/Breakfast Room
- Utility Room, Boot Room, Cloakroom
- Landing, 4 Bedrooms, 2 Bathrooms
- Large Period Barn with potential
- Extensive parking/motor home space
- Blank canvas 0.9 acre garden
- Council Tax Band F
- Freehold

Guide Price £875,000

SITUATION & AMENITIES

Harracott is a small hamlet, surrounded by glorious unspoilt countryside, the maze of lanes which lead to the property can give the impression that it is remote, however just over two miles away is Newton Tracey, with its popular local inn/restaurant and a little further afield, Lovavott village primary school. Barnstaple, the regional centre, is around six miles and offers the area's main business, commercial, leisure and shopping venues as well as North Devon District Hospital. At Barnstaple there is access to the North Devon Link Road which leads on, in around 45 minutes, to Junction 27 of the M5 Motorway and where Tiverton Parkway allows access to London Paddington in just over two hours. The renowned sandy, surfing beaches at Westward Hol, Saunton Sands (also with championship golf course), Croyde, Putsborough and Woolacombe are all within around half an hour by car, as is Exmoor National Park. The nearest beach and sailing is available at the coastal waters of Instow, which is around seven miles to the North West and on the banks of the River Torridge, also offering North Devon Yacht Club. The A377 Barnstaple to Exeter road is within a mile of the property, with local stations providing rail access to the Country City of Exeter, which is around 38 miles by car and also offers an International airport. The area is well served by excellent state and private schools, including the reputable West Buckland School.

DIRECTIONS

Proceed out of Barnstaple on the A377 through Bishops Tawton and continue over New Bridge. Carry on for approximately ½ mile, taking the next right-hand turn, sign posted Week and Harracott. Proceed on this road and the property will be found as you enter the village on the left-hand side, identified by our 'For Sale' board.

SERVICES

Central heating is by mains gas, there is mains electricity and water. Drainage is to a private septic tank.



DESCRIPTION

This handsome detached period Devon Longhouse originally dates back approximately 200 years, but has been extended in subsequent years and presents elevations of exposed stone and painted render with wooden framed double-glazed windows beneath a slate roof. The accommodation is bright, spacious, tastefully modernised and well presented. Externally, there is a substantial detached two-storey period barn, which presents similar elevations to the main house. This currently provides garaging, workshops, stores but also has lapsed consent via North Devon Council, under planning reference 64860 (decision date 23rd August 2018), for partial conversion to form one unit of two-bedroom holiday accommodation. There remains potential to convert fully or partially into ancillary accommodation, holiday accommodation or other uses such as studio/offices etc (subject to the necessary planning permission). The property is complimented by secluded gardens of 0.92 of an acre, arranged with ease and maintenance in mind and a blank canvas for those wanting to great their garden 'grand design'. There is also extensive parking/motorhome space. From the upper floor and parts of the garden there are delightful views over surrounding countryside. This a property that needs to be viewed internally to be fully appreciated.

GROUND FLOOR

Oak framed PORCH with slate sills and oak front door with double glazed panels inset, to spacious ENTRANCE HALL glazed door to double length SITTING/DINING ROOM featuring fireplaces at either end, one is purely ornamental, both have exposed stone surrounds and bressumer beams, one has a fitted wood burner. The room is double aspect and there is a built in glazed fronted cupboard. Returning to the hall, a pair of multipaned glazed doors lead to the GARDEN/GAMES ROOM triple aspect, including bi-fold doors which open out to allow the outside in, tiled flooring, fireplace with fitted wood burner, beam over, staircase rising to first floor described later, cupboard under stairs. KITCHEN/BREAKFAST ROOM excellent range of modern units in a white theme, topped by polished granite work surfaces, ample drawers and cupboards, integrated dishwasher and fridge, Elan range incorporating electric ovens and gas hob, extractor fan within wood trimmed canopy, terracotta tiled flooring, exposed stone walls, exposed beam. INNER LOBBY. STUDY. UTILITY ROOM 1 ½ bowl enamelled tiled sink unit, adjoining work surfaces, cupboards and appliance space under, plumbing for washing machine, overhead clothes airer, Myson gas fired boiler for central heating and domestic hot water. BOOT ROOM with quarry tiled floor, coats pegs, shoe racks, half glazed door to outside, shelved larder cupboard. CLOAKROOM with low level WC, wash hand basin, shelved recess.

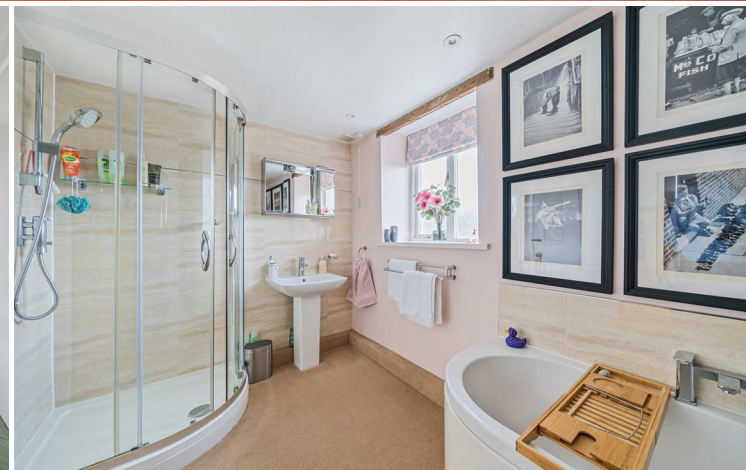
FIRST FLOOR

LANDING with walk-in linen cupboard, separate cupboard housing hot water cylinder. BEDROOM 1 double aspect, bi-fold doors opening to Juliette balcony, two built in wardrobes. EN-SUITE SHOWER ROOM with corner cubicle, low level WC, pedestal wash basin, heated towel rail/radiator, shaver point, mirror fronted medicine cabinet, toiletries cupboard. BEDROOM 2 double aspect, built in wardrobe. BEDROOM 3 built in wardrobe. BEDROOM 4 built in wardrobe. FAMILY BATHROOM with panelled bath, tiled shower cubicle, pedestal wash basin, low level WC, ladder style heated towel rail/radiator, illuminated mirror fronted medicine cabinet.

OUTSIDE

The property is approached from the lane via a pillared five bar gate, over an extensive tarmac driveway which provides ample parking and turning space, as well as space for caravan/motorhome/boat etc. Between the house and the lane there is an area of lawn interspersed with mature specimen shrubs and bounded by an attractive stone wall. To the right of the house, at right angles with the lane is the BARN. Section one comprises a double height garage/party room/store. A second section comprises log store, workshop/tool store with staircase rising to mezzanine floor where there is a craft room and further storage room. There is access at both sides of the house to the rear garden where there is a PRIMARY TERRACE with water feature, well stocked planter and stone retaining wall, this leads around to a SECONDARY TERRACE where a rustic pergola provides shade in the summer. The GARDEN is 'L' shaped and mainly laid to sweeping lawns, bounded by well established areas of shrubbery, featuring many specimen trees and shrubs, central to the lawn is a mature eucalyptus tree. Nearest to the house is a whirrig clothes drying area and KITCHEN GARDEN featuring raised rustic edged planters. The garden is peaceful and secluded.

WHAT3WORDS/////thickens.settled.decks



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

30 Boutport Street, Barnstaple,
Devon, EX31 1RP

barnstaple@stags.co.uk

01271 322833

Approximate Area = 2833 sq ft / 263.2 sq m
 Limited Use Area(s) = 47 sq ft / 4.4 sq m
 Barn = 788 sq ft / 73.2 sq m (excludes void)
 Main Barn = 674 sq ft / 62.6 sq m
 Total = 4342 sq ft / 403.4 sq m

For identification only - Not to scale

Denotes restricted head height

Barn First Floor

Barn Ground Floor

First Floor

Ground Floor

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2024. Produced for Stags. REF: 1077790