



Chestnut Barn & Hazelnut Barn





# Chestnut Barn & Hazelnut Barn

Ensis Farm, Harracott, Devon, EX31 3JT

In a rural hamlet 5 miles from central Barnstaple. Also within easy access of the Coast & Exmoor

A pair of period cottages, suitable for dual occupation or home with income, together with 1.87 acres in timeless & tranquil hamlet.

- An unusual opportunity
- 1 Bedroom Period Barn/Cottage
- Could convert to one/extend [stpp]
- Each with private garden.
- Council Tax Bands C & B.
- 2 Bedroom Period Barn/Cottage
- Suitable for a variety of uses.
- 1.87 Acres Garden/Pasture
- Internal inspection essential.
- Freehold.

Guide Price £600,000

## SITUATION & AMENITIES

Set off and screened from a quiet, little used country lane, within their own secluded grounds on the rural outskirts of Harracott which is a widespread hamlet around 2.6 miles from Newton Tracey, 3.5 miles from Bishops Tawton and 4.4 Miles from Umberleigh, where there is a mainline station on the Barnstaple- Exeter line. Barnstaple is around 6 miles away, which as the regional centre offers the area's main business, commercial, leisure and shopping venues as well as live theatre and 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 offers a fast service of trains to London Paddington in just over two hours. North Devon's famous beaches at Croyde, Putsborough, Saunton (also with championship golf course), Woolacombe, and more locally Instow and Westward Ho!, are all around half an hour by car, as is Exmoor National Park and the Cornish Border. The area offers a choice of state and private schools including the renowned West Buckland Private School with local pickup points. The nearest international airports are at Bristol and Exeter and can be reached in around an hour and a half by car.

## SERVICES

Mains electricity and water, separate oil-fired central heating systems. Septic tank drainage.

## DIRECTIONS

Leaving Barnstaple on the A377 Exeter Road, pass trough Bishops Tawton, cross over New Bridge. Continue for around a mile and then bear right sighthed Harracott. Follow the signs into the village centre, pass the thatched cottages on your right and turn left, signed 'Ensis and Yarnscombe'. Continue to the end of the lane and at the crossroads, bear left in front of the village hall. Pass Ensis Farmhouse on your right and take the next entrance on the right to the cottages. Proceed down the drive and the cottages are clearly seen on the right-hand side.

## SPECIAL NOTES

Holiday rental projections and/or current AST rental information are available upon request from the selling agents.



Hazelnut Barn



Chestnut Barn



## DESCRIPTION

Chestnut and Hazelnut Barns form a pair of charming two-storey cottages which present stone and rendered elevations beneath slate and tiled roofs. These originally had consent for holiday use but in more recent years [since 2014] have been rented out on an Assured Shorthold Tenancy basis. Accordingly, the vendors are prepared to work with any buyer, if appropriate, to achieve residential consent as the cottages have been rented out for 10 years.

The land is arranged as private gardens for each cottage and two paddocks to the rear, which interlink and are accessed separately from the access driveway. This driveway is shared initially with the original farmhouse [to access a private office barn without passing the cottages] and a detached former stable building, beyond the cottages, which is being retained and which potentially can be accessed separately.

Overall, the cottages are well presented and represent an opportunity for a change of lifestyle, either to accommodate parts of the same family, or as home with income. Alternatively, there may be potential to convert the cottages into one dwelling and extend, subject to planning permission. The cottages are within the curtilage of a Grade II Listed building [the original farmhouse next door]

## HAZELNUT BARN

### GROUND FLOOR

Stable front door to ENTRANCE HALL with meter cupboard, CLOAKROOM, LOUNGE/DINING ROOM/KITCHEN double aspect room with door to outside, wood effect flooring, within the kitchen area there is a 1 ½ bowl stainless steel sink unit with drawers and cupboards beneath. Ample work surfaces and further storage, plumbing for washing machine, hot point ceramic hob and extractor hob, New Home electric oven, integral dishwasher.

### FIRST FLOOR

Landing with cupboard housing Grant oil fired boiler for central heating and domestic hot water. BEDROOM with built in double wardrobe, BATHROOM panelled bath with tile surround, telephone style shower attachment, shower screen, extractor fan, low level WC, pedestal wash basin, mirror fronted medicine cabinet, heated towel rail/radiator, strip lighting/shaver point.

## CHESTNUT COTTAGE

### GROUND FLOOR

Stable door to SITTING ROOM with wood effect flooring, exposed beams, meter cupboard. KITCHEN/DINING ROOM in a cream and wood effect theme, incorporating single drainer 1 ½ bowl stainless sink unit, wall cupboards above. Integrated dishwasher, electric oven and four ring ceramic hob, extractor hood, wood effect flooring, integrated fridge freezer, shelved recess, exposed beam, half glazed door to garden. UTILITY ROOM single drainer stainless steel sink unit with adjoining work surfaces, cupboard and appliance space under. Plumbing for washing machine, Grant oil fired boiler for central heating and domestic hot water, door to garden, wood effect flooring. Cloakroom with low level WC, pedestal hand wash basin, strip light/shaver point, wood effect flooring and coats pegs.

### FIRST FLOOR

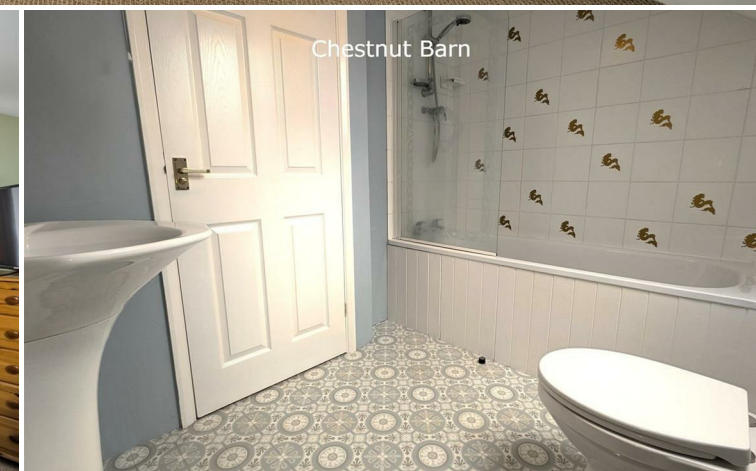
LANDING, BEDROOM 1 double aspect, display recess. BEDROOM 2. BATHROOM with panelled bath, overhead shower and screen, low level WC, hand wash basin with cupboard under, mirror fronted medicine cabinet, strip light/shaver point. As previously mentioned, both cottages have designated gardens which are mainly laid to lawn, each with a terrace and fence enclosed. There is also designated parking for each and independent oil tanks which are screened. The two paddocks are fence enclosed and bounded by Devon bank or hedges, generally topped by mature trees which provide seclusion and privacy.



Hazelnut Barn



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus) A			
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Approximate Gross Internal Area = 165.5 sq m / 1781 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1101770)



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