



Lethbridge Farmhouse



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Newton Tracey, Barnstaple, Devon, EX31 3PY

Barnstaple/Bideford/Torrington/Instow Beach, all about 15/20 minutes.

A charming Grade II Listed period village house with excellent garage block/ overspill accommodation in a timeless village close to the coast at Instow

- Hall, Dining Room
- Kitchen, Utility/Boiler Room
- En Suite Bathroom, Shower Room
- Partly occasional overspill accommodation
- Secluded gardens/courtyard
- Sitting Room with Inglenook
- 3 Bedrooms & Study/Nursery Bedroom
- Detached Garage/Workshop/Studio
- Ample Parking & No Onward Chain
- Council Tax Band E. Freehold

Guide Price £465,000

SITUATION & AMENITIES

Off a quiet no through country lane close to the centre of the hamlet of Lovacott which centres around the local well-regarded primary school. About a mile to the south is the village of Newton Tracey set on the B3232 Barnstaple to Great Torrington Road. There is a popular village Inn/Restaurant and parish church. There is also a very pretty church at Horwood, about a mile to the east. There is access nearby to many miles of footpaths and bridleways. The Regional Centre of Barnstaple is about 5 miles to the North and houses the area's main business, commercial, leisure and shopping venues as well as Theatre and District Hospital. At Barnstaple there is access to the A361 North Devon Link Road which connects, in a further 45 minutes or so, to the M5 Motorway at Junction 27, to the east side of Tiverton, where there is also Parkway rail station with direct connection to London Paddington in just over 2 hours. To the west the Port of Bideford is just over 5 miles and offers further facilities with Torrington being about 5 miles to the South where there is the Plough Theatre and RHS Rosemoor. Less than 15 minutes by car is the Estuary village of Instow where the river Torridge meets the sea, Instow boasts a sandy beach, yacht club, cricket ground and good range of local amenities. North Devon's other famous beaches at Westward Hol, Saunton (also with championship golf course), Croyde, Woolacombe and Putsborough are all within easy access as is Exmoor National Park.

DESCRIPTION

Lethbridge Farmhouse forms one half of what is understood to of originally been a Devon long house. The property presents most attractive elevations of painted render and stone beneath a slate roof and is Grade II Listed as being of architectural and historical importance. Internally many original period features are still in evidence including a fine inglenook fireplace with original bread oven in the main reception room, exposed beams, cottage latch natural wood doors etc. Externally there is an excellent detached garage/workshop/studio which may offer potential for conversion to additional accommodation possibly as an annexe or holiday let, subject to any necessary planning permission being obtained. Part of the ground floor of this is currently arranged as a bed/sitting room for occasional overspill use to the main house. There is a front garden and an attractive courtyard garden to the rear. This is certainly a property that needs to be viewed internally to be fully appreciated.



ACCOMMODATION

GROUND FLOOR

Front door to ENTRANCE HALL with STONE FLAGGED FLOOR main staircase rising to first floor (described later) SITTING ROOM a lovely period room featuring inglenook fireplace with brick and stone surround, bressummer beam, original bread oven, fitted wood burner, L-shaped fitted pine wooden window seating, exposed beam, terracotta tiled flooring, former creamer/display niche. DINING ROOM another fine period room with exposed beamed ceiling, large slate flagged floor, period fireplace with bressummer beam, fitted multi fuel burner. KITCHEN re-fitted within recent years in a dark blue theme with ample base cupboards, topped by white work surfaces, incorporating a Belfast sink, matching range of wall cupboards, plumbing for dishwasher, space for free standing electric cooker, tiled flooring, door to rear garden, cupboard downstairs and concealed secondary staircase. Returning to the sitting room there is access to BOILER/UTILITY ROOM with Grant oil fired boiler for central heating and domestic hot water, electric meters, stone flagged floor, fitted shelving, plumbing for washing machine. SHOWER ROOM with tiled corner cubicle, pedestal wash basin, low level WC, heated towel rail/radiator, wall mounted electric heater, slate tiled flooring, unusual arched period window with slate window sill.

FIRST FLOOR

LANDING. Walk in storage cupboard which is large enough to potentially convert to a further bathroom, subject to planning permission. BEDROOM 1 also accessed from the secondary staircase, range of built in wardrobe cupboards, EN-SUITE BATHROOM with wooden painted panel bath, telephone style mixer tap/shower attachment, low level WC, pedestal wash basin, heated towel rail, exposed beams. BEDROOM 2 exposed beam. BEDROOM 3 exposed beams to 1 wall. STUDY/NURSERY BEDROOM 4 exposed beams to two walls, deep display recess, trap to loft.

OUTSIDE

Immediately to the left of the pedestrian access gate from the front lane there is a triple parking bay two of the parking spaces nearest to the property go with the Farm House. A stone terrace wraps immediately around the front of the house which overlooks a level area of lawn. External water tap. To the rear a shared vehicular access leads to a private gated entrance and to a driveway which provides ample turning and parking space and on to an excellent DETACHED GARAGE BLOCK which presents painted rendered elevations beneath a slate roof and is arranged in several sections. On the ground floor including garages, workshop and occasional bed/sitting room. There is power and light connected An external timber staircase rises to FIRST FLOOR, STUDIO ROOM. There is access around the garage for maintenance. The driveway is flanked by mature shrubbery, deep slate steps then lead down to a lower courtyard which is a most attractive feature and semi-circular in shape with a scalping surface running through to further stone flagged area with two fuel stores and a further water tap. The rear garden is secluded and sunny.

SERVICES

Mains drainage, electricity and water. Oil fired central heating. According to Ofcom, broadband is available at the property and there is the likelihood of coverage from several mobile phone networks. For more information please see the Ofcom website: <https://checker.ofcom.org.uk/>

LETTINGS

If you are considering investing in a Buy To Let or letting another property, and require advice on current rents, yields or general lettings information to ensure you comply, then please contact a member of our lettings team on 01271 322837 or rentals.northdevon@stags.co.uk.

DIRECTIONS

W3W/////polices.snowstorm.stud

Travelling south on the B3232, just before entering Newton Tracey, on the brow of the hill, bear right signed Lovacott. Continue to the village and at the centre, immediately after the school bear left. Follow the no through lane around to the right and the property will be found within a few hundred yards on the right. For ramblers & dog walkers, the no through lane provides access to many miles of footpaths.



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			78
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F	32	32	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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