



Yeomansland







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Raleigh Road, Barnstaple, Devon, EX31 4HY

Off a little used 'no through' lane close to open countryside. Barnstaple and Pilton within half a mile.

A superb barn conversion, with scope to create further accommodation, possibly suitable for dual occupation, set in 2.91 acres of gardens & paddocks with barns & stables in glorious countryside setting yet, within half a mile of town.

- Fabulous 42' Kitchen/Dining/Family Room
- 19'10 Cinema Room/Study/Bed 5
- 3 further Bedrooms, 2 en-suite & family bathroom
- Double Garage & Workshop (scope for Annexe stp)
- Council Tax Band F
- 30' Living Room divided in two
- Bed 1 with Balcony, Dressing Rm & Shower
- Superb secluded grounds & pasture, 2.91 Acres
- 2 Barns, 2 Stables. Other buildings
- Freehold

Guide Price £1,050,000

## Stags Barnstaple

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SITUATION AND AMENITIES

The situation is timeless and tranquil on a private no-through lane, which has access to public footpaths leading to many miles of open countryside ideal for dog walking or rambling. The rear boundary backs on to access to the cricket grounds. At the same time the property is just under half a mile from Pilton High Street and Barnstaple Town Centre. Pilton is the old village of Barnstaple noted for its attractive main street and ancient parish church. Also nearby is the North Devon District Hospital. As the Regional Centre Barnstaple houses the area's main business, commercial, leisure and shopping venues. North Devon's famous coastline is easily accessible and offers an excellent range of sandy beaches providing numerous water sport opportunities and walking country in abundance. The favoured resorts of Croyde, Saunton (also with Championship Golf Course) and Woolacombe are about 25 minutes by car, as is Exmoor with all that it has to offer. A short distance away is access to the North Devon Link Road leading through to Jct. 27 of the M5 Motorway in 45 minutes or so and where Tiverton Parkway also offers a fast service of trains to London Paddington in just over 2 hours. The Cathedral city of Exeter with its University, Airport, Inter-rail and Motorway link is some 43 miles away. There are a good range of state and private schools in the local area including West Buckland private school.

DESCRIPTION

This is a substantial and most attractive conversion of a former period barn, which presents elevations of stone with double glazed doors and windows beneath a slate roof. We understand that the barn was converted in 1996 and that the current vendors added a two storey extension in recent years. The property is presented to a high standard and the accommodation is versatile. The adjacent outbuildings include a double detached garage block and workshops plus a 40' x 20' block workshop, both of which may have potential to convert to create additional accommodation subject to planning permission. The acreage extends to a total of 2.91. There is a further timber barn, in the adjoining field, with separate access.

ACCOMMODATION

GROUND FLOOR

ENTRANCE PORCH with windows overlooking the garden, flag stone flooring and door to CLOAKROOM WC with opaque porthole style window to the side, low level WC and wall-mounted hand wash basin with slate splashback. Inner door leading to the LIVING ROOM with a continuation of flag stone flooring, exposed beams, window to the front with shutters, contemporary style log burner and stone fireplace, feature internal partition wall, stained glass arrow slit window to the rear elevation, archway through to further reception room with windows to the front and a door leading off to BEDROOM 5/THIRD RECEPTION ROOM/CINEMA ROOM - a flexible space, currently used as a home office, with windows to front again with fitted shutters, exposed stone wall, flagstone flooring with underfloor heating. OPEN PLAN KITCHEN/DINING/LIVING ROOM with windows to the front and door leading into the PORCH/UTILITY/BOOT ROOM with windows to front and stable style door leading outside. From the living area bi-fold doors lead directly out to an extensive SUN TERRACE and OUTDOOR KITCHEN area (described later). This section of the property also has flagstone flooring with underfloor heating, vaulted ceiling with exposed beams, 'A' frame and triangular window in the end gable. Feature arrow slit window and exposed stone walls. The kitchen is fitted with matching oak wall and base units, in a shaker style, double Belfast style sink with extendable mixer tap, roll top granite work surface and splashback. Space for American style fridge freezer, island and breakfast bar with lighting above, AGA, oak flooring, walk in larder, space for 6 -8 seater table with built in bespoke bench seat. Stairs off the breakfast area lead to:

FIRST FLOOR

With door leading to stairwell, fitted carpets throughout hall and stairs, leading to LANDING. Loft access via hatch, windows to rear also with shutters, airing cupboard housing hot water tank, inset downlighting. MASTER SUITE bi-fold doors lead directly out to a BALCONY, with steps leading down to the garden, oak style flooring, panelled radiators, vaulted curved ceiling, feature painted stone wall with brick detailing on the door surround, leading into the DRESSING ROOM with engineered oak flooring, a good range of drawers, hanging rails and shelving. Inset downlighting. EN-SUITE SHOWER ROOM with window to the front, vanity hand wash basin, dual flush close coupled WC, tiled splashback, heated towel rail and extractor fan. BEDROOM 2 has a window to the front with shutters and fitted carpet. BEDROOM 3 is a double bedroom with a window to the front and shutters. Fitted carpet and built in storage cupboard. BEDROOM 4 is a further double bedroom with a window to front and shutters, fitted carpet. DRESSING AREA with built in wardrobes floor to ceiling and ENSUITE SHOWER ROOM with pedestal wash basin, mixer tap, dual flush WC, window to rear with shutters, wood effect vinyl flooring, tiled splashback, heated towel rail. FAMILY BATHROOM with window to front with shutters, tiled floor, suite comprising roll top bath with mixer tap and shower attachment over, high level WC, vanity hand wash basin with mixer tap and tiled splashback, double shower, shaver point, extractor fan and heated towel rail.





## OUTSIDE

The property is approached via a gated driveway, with tarmac drive leading to a gravelled parking and turning area. Gardens lead directly from the driveway with low level wall and step to a level lawn surrounded with mature plants, shrubs and trees, and provides gated access into the adjoining fields. The property enjoys a covered outside kitchen with expansive terrace, pizza oven with slate preparation area, outside power, light, BBQ and stove, a perfect entertaining area, come rain or shine. Within the grounds there are two stone stables with gated yard with light and water, DOUBLE GARAGE and WORKSHOP, which may have potential to create separate accommodation such as an annexe or holiday let (subject to obtaining the necessary planning permission). At the bottom of the garden there is a stone GARDEN ROOM with arrow slit windows to rear, ornate stove and windows to front and side. French doors lead directly into the garden. Flagstone flooring and built in bench. Walled vegetable garden with raised beds, adjoining paddocks benefit from detached outbuilding with log store and two field shelters, stocked fence and gated access to lane. Further gated access from the lane leads to an adjoining parcel of land and a further OUTBUILDING, which may have planning potential to create further accommodation subject to the necessary permissions.

STABLES - 14'4" x 8' and 14'4" x 9'3. WORKSHOP 19'2" x 15'9. DOUBLE GARAGE 19'2 x 21'8" - all with power and light connected.  
TRACTOR SHED 26'7" x 23'6", WOOD STORE, chicken/pig run. In addition, there is a DETACHED BLOCK-BUILT FEED STORE . 5 bar gate leading to adjoining field, field shelter and water. To the west side of the property there is separate vehicular gates leading to an additional DETACHED GARAGE/WORKSHOP 40' x 19'. The property also benefits from 1/10 share of a 12.5 acre field situated at the end of the lane.

## SERVICES

Mains water, electric and gas. Private drainage.

## DIRECTIONS

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Leaving Barnstaple in the direction of Pilton at Pilton Causeway proceed through the traffic lights and turn right just before the Fire station into Higher Raleigh Road. Proceed along the road passing Green Meadow Drive on your right and continue past Raleigh Cottages through the pillars, where the property can be found approximately 200m up on the right-hand side.

Approximate Gross Internal Area = 256.8 sq m / 2764 sq ft

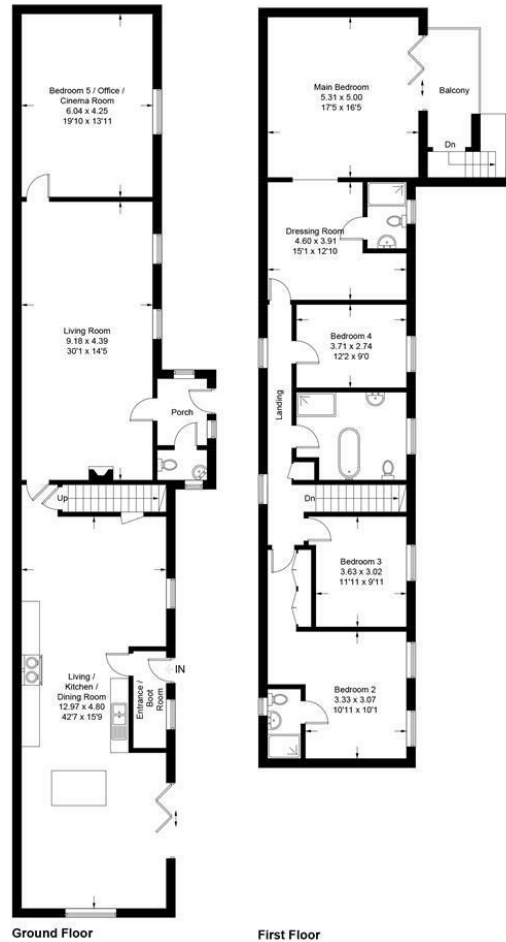


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID984614)



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

