



Youldon House







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Goodleigh, Barnstaple, Devon, EX32 7NX

Situated on the outskirts of the village of Goodleigh in a highly convenient & sought after location, just 10 minutes from Barnstaple & within easy access of the Coast, Exmoor & the Link Road.

A charming, detached Grade II Listed Devon longhouse set in 4.48 acres with leisure facilities & buildings with development potential, in timeless and tranquil rural surroundings close to Barnstaple & Exmoor

- A beautiful & well presented period home
- Kitchen/Breakfast Room with Aga
- Double Garage, Modern Barn 60' x 30'
- Outdoor heated swimming pool & bar
- Edge of village location
- Hall, Cloakroom, 3 Reception Rooms
- 5 Bedrooms, 3 Bath or Shower Rooms
- Period Barn 50' x 17' with potential
- All weather tennis court. Delightful grounds
- Council Tax Band G. Freehold

Offers In Excess Of £1,250,000

Stags Barnstaple

30 Boutport Street, Barnstaple, Devon, EX31 1RP

01271 322833 | barnstaple@stags.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | enquiries@tlo.co.uk



SITUATION & AMENITIES

Youldon House is a beautiful South-facing character residence, approached by a long private drive, set within its own grounds in a timeless and tranquil valley. The vendors advise us that there is a wide variety of wildlife visiting the property and surrounding countryside. They enjoy listening to the owls morning and evening, and watching the resident moorhens nesting on the wildlife pond, and regularly being awakened by the beautiful dawn chorus. The property is on the periphery of Goodleigh village, which has a vibrant community centralised around the Village Hall and New Inn pub. There is also a village primary school. The National Trust's Arlington Court is just a short drive away and offers many miles of walks over open countryside and woodland. Although relatively rural, the property is within 3 ½ miles or 10 minutes' drive of the regional centre of Barnstaple, which houses the area's main business, commercial, leisure and shopping venues, as well as the Pannier Market, live theatre and district hospital. At Barnstaple there is access to the North Devon Link Road, which leads on in a further 45 minutes or so to Jct.27 of the M5 Motorway, where Tiverton Parkway offers a fast service train to London Paddington in just over 2 hours. There is state schooling available nearby at Barnstaple, as well as private schooling at the well-regarded West Buckland School, Kingsley at Bideford or Blundell's at Tiverton. Exmoor National Park, renowned for its undulating moorland and pasture bisected by rivers and streams running down through deep wooded combs and valleys to spectacular cliffs on the North Devon coast is within easy access. The property is also within easy reach of North Devon's beautiful sandy beaches, with Saunton Sands (also a Championship Golf Course) about 11 miles away, and Croyde, Putsborough and Woolacombe just a little further afield. In the opposite direction Instow offers a beach and Yacht Club. The nearest international airports are at Bristol and Exeter.

DESCRIPTION

Youldon House represents a change of lifestyle opportunity. The main house presents elevations of painted render beneath a slate roof. The property is Grade II listed being of architectural and historical importance. Internally the house has been tastefully modernised to combine 21st Century refinements with many original period features, including exposed beams and lintels, Inglenook fireplaces, etc. The house can be used as principal residence, 2nd home or has potential to be a holiday let, producing significant income potential. With this in mind, the DETACHED PERIOD BARN offers potential for conversion to additional ancillary accommodation, holiday let etc, subject to any necessary planning permissions being obtained. We understand that there is a further BARN in an adjoining field which the farmer owner may consider selling, subject to a purchaser's requirement, and by separate negotiation. There is an existing emphasis on leisure at Youldon House. The heated POOL AREA is delightful, with beautiful views of the rolling countryside, where one can watch the sun setting whilst enjoying their favourite tipple from the well-equipped bar. There is an all-weather TENNIS COURT and the well-tended GARDENS and GROUNDS are a particular feature, incorporating a wildlife POND and PADDOCK. All-in-all there is something for everyone at Youldon House. This is a special place and can only be appreciated by an early viewing.

DIRECTIONS

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From Barnstaple take the road to Bratton Fleming. Stay on this road and after a short distance turn right signposted 'Goodleigh and Gunn'. Proceed along this road passing through the village of Goodleigh. Leave the village and proceed for a short distance until you see a pair of cottages on the left-hand side. The driveway to the farmhouse is situated directly opposite. Proceed down the driveway which leads to the farmhouse.

OUTSIDE

The long and sweeping driveway crosses a small stream and meanders to the side of the farmhouse, where there is an extensive gravel PARKING and TURNING AREA. A short distance beyond there is a modern-built BARN 60ft x 30ft, which has power and light connected and offers excellent storage or for various potential uses. Adjacent to this is a DOUBLE GARAGE. To the left-hand side of the DRIVEWAY and behind the agricultural barn is a gently sloping PADDOCK. The gardens and grounds surround the property and are a particular feature. There are various areas ideal for AI fresco dining, with paths and steps which lead up to the POOL AREA. The pool is heated with an air source heat pump and surrounded by an extensive TERRACE, which enjoys spectacular views towards the village and countryside beyond. Adjacent to the SWIMMING POOL is a bar with CHANGING ROOM and PLANT ROOM. Adjacent to the farmhouse there is a 2-STOREY STONE BARN which offers potential for conversion subject to any necessary planning permission, as previously suggested. To the rear of this is a further section of GARDEN which is lawned and again enjoys beautiful views over the surrounding countryside and leads to the wildlife pond. Returning to the DRIVEWAY, it passes the all-weather full-size TENNIS COURT, with floodlighting and PAVILION. All-in-all the gardens and grounds provide an appropriate setting and are believed to extend to about 4.48 acres





SERVICES

Mains electricity, private water (new borehole and water filtration system), private drainage, oil-fired central heating. There are also solar panels on the rear roof of the modern barn, which provide around 3.8KW of power, and assist the running of the air source heat pump heating the swimming pool.

According to Ofcom, Ultrafast broadband is available at the property, and mobile signal is likely from several networks. For further information please visit <https://checker.ofcom.org.uk/>

ACCOMMODATION

GROUND FLOOR

Front door leads to ENTRANCE HALL exposed lintel, STORAGE CUPBOARD with passageway leading to the REAR GARDEN.

CLOAKROOM low level wc, pedestal wash hand basin.

From the hallway double doors lead to DRAWING ROOM – a beautiful double aspect room with views over the garden and pond, Inglenook fireplace with exposed stonework and wood burning stove on a slate hearth, exposed beams.

STUDY - window to rear elevation, exposed beams.

SITTING ROOM Inglenook fireplace with wood burning stove on a slate hearth, windows flank either side and overlooking the gardens, beautiful panelling and exposed beams. Concealed staircase rising to FIRST FLOOR LANDING.

DINING ROOM window to the side elevation overlooking the pond, wood burning stove with brick hearth and bread oven.

UTILITY ROOM windows to the rear elevation, sink set into timber work surface, space for washing machine and tumble dryer, built-in storage CUPBOARD, access to GARDEN.

KITCHEN/BREAKFAST ROOM a superb dual aspect room with delightful views over the garden, exposed beams and lintels, Travertine flooring. The KITCHEN AREA comprises a range of matching wall and base units with butler sink set into granite work surfaces, space for dishwasher and fridge/freezer, triple electric Aga, wall panelling, access to REAR LOBBY.

BOOT ROOM Travertine flooring and extensive storage, door to GARDEN.

REAR LOBBY secondary staircase rising to FIRST FLOOR LANDING.

SHOWER ROOM low level wc, pedestal wash hand basin, double shower cubicle, extensive tiling, Travertine flooring, panelling to dado height.

FIRST FLOOR

LANDING Window to rear elevation, exposed floorboards, beams and lintels, hatch access to loft space.

BEDROOM 1 A spectacular room with exposed 'A' frames and vaulted ceiling, dual aspect windows overlooking the garden and pond, built in wardrobes. EN-SUITE low level wc, roll-top claw footed bath, pedestal hand basin and shower cubicle.

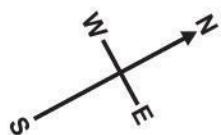
BEDROOM 2 Window overlooking the garden, part-vaulted ceiling with exposed beams, built in wardrobes. There are 2 connecting doors from this room which also lead to bedroom 3 which can be accessed via the secondary staircase.

BEDROOM 3 Window overlooking the garden, part-vaulted ceiling with exposed beams, built in wardrobes.

BEDROOM 4 A dual aspect room overlooking the garden and pond, built in wardrobes.

BEDROOM 5 Currently used as a Nursery, window to the rear elevation overlooking the garden, built in wardrobes.

SHOWER ROOM comprising low level wc, double shower cubicle with rain water style shower, vanity wash hand basin, obscure window to the rear elevation.



Approximate Area = 3544 sq ft / 329.2 sq m

Limited Use Area(s) = 51 sq ft / 4.7 sq m

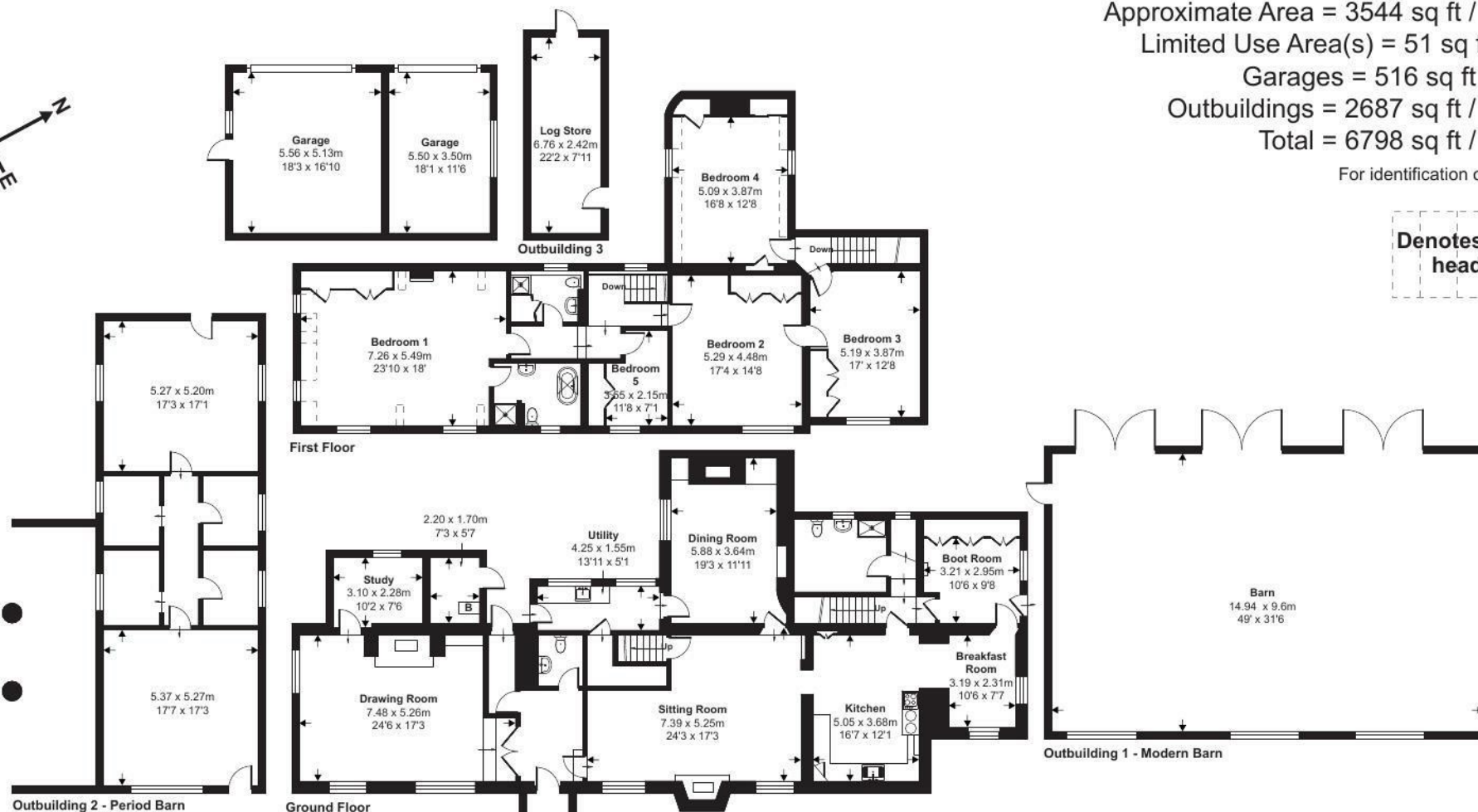
Garages = 516 sq ft / 47.9 sq m

Outbuildings = 2687 sq ft / 249.6 sq m

Total = 6798 sq ft / 631.4 sq m

For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1265759



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		75
(69-80) C		
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



