



Balches & The Hayloft







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Newton Tracey, Barnstaple, , EX31 3PN

Village amenities/open countryside within walking distance. Barnstaple & Instow Beach, about 15 minutes drive

A substantial 6 bedroom detached period village residence together with detached 2 bedroom holiday barn conversion, other buildings, large garden, close to the heart of the village enjoying delightful views of the surrounding countryside and farm land

- Main Farmhouse of 16th Century origin
- Kitchen/Dining Room, Utility Room, Lobby, Hall, 4 Reception Rooms
- 6 bedrooms (2 ensuite), Family Bathroom, Shower Room
- 2 Bedroom Detached Period Holiday Barn
- Sweeping driveway, garaging, ample parking
- Small front garden, large rear garden, paddock with temporary structure
- Other Character Buildings
- Paddock with stable & small front garden
- Council Tax Band F & Business rated
- No Upward Chain. Freehold

Guide Price £995,000

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SITUATION & AMENITIES

Newton Tracey lies along the B3232 Barnstaple to Great Torrington Road. It is a rural and well supported community, surrounded by open countryside. The village itself offers a public house/restaurant, church, cricket ground, and less than a mile away in Lovacott is Horwood & Newton Tracey Primary School. There is a bus stop nearby to the property with regular bus services between Barnstaple and Great Torrington. Roundswell Retail Park on the outskirts of Barnstaple is just 3.5 miles North, and offers numerous retail outlets, supermarket and a pharmacy. The centre of Barnstaple itself is a little further beyond and offers excellent amenities, with many High Street and independent stores, restaurants, cinema, theatre, public houses, a wide variety of leisure facilities, as well as the North Devon District Hospital. The North Devon Link Road (A361) is also within close proximity, providing a direct route to the M5 Motorway at Jct.27, where Tiverton Parkway offers a fast service of trains to London Paddington in just over 2 hours. Barnstaple also has a railway station providing direct services along the scenic Tarka Line to Exeter St Davids and beyond. The famous North Devon surfing beaches are less than ½ hour by car. The nearest beach at Instow is about 15-20 minutes. Exmoor, Dartmoor and the Cornish border are also easily accessible. The nearest international airports are at Bristol and Exeter. There are local pick up points to West Buckland private school about ½ hour away. More locally Kingsley private school at Bideford is another option, or Blundell's at Tiverton. There are also comprehensive secondary schools located in Torrington, Bideford and Barnstaple.

DESCRIPTION

Balches is a substantial detached period village residence, understood to be of 16th Century origin, but remarkably not listed. This presents elevations of painted render and stone, original cob walls in places, with double glazed windows throughout, beneath a slate roof. The property offers characterful, generous and versatile accommodation, which could suit use by a large family, for dual occupation by parts of the same family, or home with income (Air B'n'B etc). The property offers ENTRANCE HALL, LOBBY, UTILITY ROOM, FOUR RECEPTION ROOMS, KITCHEN/BREAKFAST ROOM, 2ND KITCHEN/UTILITY ROOM, 6 BEDROOMS - 2 with ENSUITES (which futureproofs), SHOWER ROOM and a FAMILY BATHROOM. The property is divided into two 'wings'. The Southern wing comprises a large KITCHEN/DINING AREA, 2 RECEPTION ROOMS, ENTRANCE HALL, UTILITY ROOM and LOBBY on the Ground Floor. On the First Floor there are 3 BEDROOMS (1 with ENSUITE SHOWER) and a FAMILY BATHROOM. In the Northern wing there is a secondary staircase leading to 2 BEDROOMS, and on the Ground Floor you will find 1 BEDROOM with ENSUITE 2 RECEPTION ROOMS, KITCHEN/UTILITY and SHOWER ROOM.

The Hayloft is a detached period barn, which presents similar elevations to the house, and which was converted in 2016. This has lofty ceilings and is presented to a high standard. The accommodation includes: KITCHEN/DINING ROOM, SITTING ROOM, 2 BEDROOMS (1 ENSUITE), BATHROOM. There is a large ATTACHED GARAGE, parking and potential to designate a private garden area. This property has consent for holiday use and produces a healthy income, further details of which are available from the Selling Agents upon application. The contents of The Hayloft are available by separate negotiation if required. Outbuildings include a former period SHIPPON – now utilised as a storage/workshop/carport. A detached STONE BARN in three rooms – one currently utilised leisure/games room, a workshop, and another room that the other houses a hot tub. There are mature good-sized gardens, including a small PADDOCK area with temporary structure.

DIRECTIONS

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From Barnstaple, take the B3232 towards Great Torrington. After 4 miles you will arrive in Newton Tracey. Continue through the village, past The Hunters Inn pub on your left and as you go around the bend and descend the hill, the entrance to Balches will be seen on the right-hand side.

SPECIAL NOTE

There is no upward chain.

The property has a septic tank drainage system that services Balches and The Hayloft, as well as two neighbouring properties known as Balscot and The Hollies (subject to covenants on the HMLR titles relating to cost and maintenance).





BALCHES

GROUND FLOOR

Front door to ENTRANCE HALL with period tiled floor. LOBBY with tiled floor, 2 double built-in CLOAKS CUPBOARDS and back door to REAR YARD. UTILITY ROOM with tiled floor, low level wc, Belfast sink, plumbing for washing machine and space for dryer. KITCHEN/DINING ROOM a triple aspect room. The DINING zone has a bay window with window seating. There is wood effect flooring throughout the room. Within the KITCHEN zone the extensive range of units are finished in a light wood, with polished granite work surfaces and incorporate double bowl stainless steel sink unit. There are adjoining work surfaces, drawers and cupboards beneath, matching wall cupboards, integrated dishwasher, space for American-style fridge/freezer, Aga for cooking only, with electric ovens, a Calor gas hob, extractor hood in stainless steel, 2-ring electric hob adjoining, central island with cupboards beneath, wine bottle holder. SITTING ROOM Inglenook fireplace with former bread oven, fitted wood burner, Bressumer beam, beamed ceiling, shelved recess, oak flooring. Multi-paned glazed door to TV ROOM with AIRING CUPBOARD, UPVC door to REAR YARD. 2ND SITTING ROOM shelved recess, wood effect flooring. LIBRARY/BREAKFAST ROOM shelved recess, beamed ceiling. INNER LOBBY. UTILITY ROOM/2ND KITCHEN stainless steel circular bowl adjoining granite-effect work surfaces, modern kitchen units in a grey theme, electric oven and Calor gas hob, plumbing for washing machine. BEDROOM 6 on Ground Floor with wood effect flooring. ENSUITE SHOWER ROOM with tiled cubicle, low level wc, wash hand basin, heated towel rail/radiator, extractor fan, Dimplex wall heater, tiled flooring. Separate SHOWER ROOM with cubicle, low level wc, wash hand basin, strip light/shaver point, Dimplex wall heater.

From the ENTRANCE HALL the main staircase rises to FIRST FLOOR LANDING. BEDROOM 1 double aspect, ornamental period fireplace, pair of double built-in wardrobes, cupboards above each, pine flooring. ENSUITE SHOWER ROOM with tiled cubicle, low level wc, wash hand basin, vanity surround, strip light/shaver point, wood effect flooring, extractor fan, fine views. FAMILY BATHROOM 'P' shaped panelled bath, overhead shower, glass screen, tiled surround, low level wc, wash hand basin, vanity cupboard, strip light/shaver point, extractor fan, tiled walls, wood effect flooring. From the main landing there is a door to INNER LANDING with two double wardrobe cupboards and wood effect flooring. BEDROOM 2 wood effect flooring, wash hand basin with work surface adjoining, pair of double cupboards beneath. BEDROOM 3 wood effect flooring.

Secondary staircase to LANDING. BEDROOM 4 built-in wardrobes, wash hand basin, vanity cupboards, strip light/shaver point, trap to loft. BEDROOM 5 pedestal wash basin, strip light/shaver point, double wardrobe. *SPECIAL NOTE – the shower room on the Ground Floor below serves these 2 bedrooms.

OUTSIDE

The property is approached initially over a shared no-through lane. There is then a private driveway initially shared, which runs up to a 5-bar gate and an entirely private continuation of the driveway, which runs up to a GARAGE adjacent to The Hayloft. Opposite this is a parking bay for several vehicles. The driveway then runs on further to the main house, where there is additional parking and the DETACHED FORMER SHIPPON, as previously described. Closest to this is a DUSTBIN STORAGE AREA and pedestrian gate onto the main road below. There is an enclosed FRONT GARDEN, mainly laid to lawn with well-established shrubbery border. Beyond this is the DETACHED PERIOD BARN, as previously described. In front of this is the first of two extensive paved TERRACES – both are partially covered, providing shade. The second adjoins an ornamental pond. Sweeping lawns then run behind The Hayloft. These are bounded by further well-established borders, partly wall-enclosed and running down to a rustic GAZEBO, which enjoys lovely views over open countryside in the distance. There is then a timber SUMMERHOUSE which is fenced off. Beyond this a Kitchen garden – also fenced off with three raised beds and two timber SHEDS. Beyond this a small PADDOCK, which has two separate 5-bar gates for access and a small STABLE.

THE HAYLOFT

Access is directly into the KITCHEN/DINING ROOM which is arranged in two distinct zones, with tiled flooring throughout. The kitchen units are in a white theme, topped by wooden work surfaces. Appliances include oven, hob, extractor, washing machine and dishwasher, part beamed ceiling. SITTING ROOM with wooden flooring, raised stone plinth. BEDROOM 1 with ENSUITE SHOWER ROOM. BEDROOM 2 with adjacent BATHROOM. Large ATTIC approached externally with potential to become an independent 3rd BEDROOM or suitable for a variety of other uses.

SERVICES

Mains electricity and water. Drainage is to a shared septic tank. Central heating to the main house is oil-fired and to The Hayloft electric. There are also LPG tanks for Balches. According to Ofcom, Superfast broadband is available in the area and there is limited mobile signal. For further information please visit <https://checker.ofcom.org.uk/>

OVERAGE

There may be development potential on the paddock area and garden, where the summerhouse and kitchen gardens are sited. Accordingly, the vendors intend to apply an overage clause to the sales contract, the detail of which will be prepared by the solicitors. If consent is achieved for separate dwelling/s, the vendor or her successors will be entitled to 25% of any increased value, for a period of 30 years - the payment to be triggered upon the granting of consent.

Approximate Area = 2464 sq ft / 228.9 sq m

Limited Use Area(s) = 72 sq ft / 6.6 sq m

The Hayloft = 816 sq ft / 75.8 sq m

Garage = 241 sq ft / 22.3 sq m

Outbuilding = 296 sq ft / 27.5 sq m

Total = 3889 sq ft / 361.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1295038



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		



