



Ellislake











# Ellislake

Lovacott, Newton Tracey, Barnstaple, EX31 3QA

Primary school nearby. Local pub/eatery 5 minutes. Instow Beach/Bideford, 15 Minutes, Barnstaple 20 minutes

A substantial detached chalet style residence set in well established gardens of over half an acre, in a favoured village close to Barnstaple & the Coast

- Entrance Vestibule, Hall, Cloakroom
- Kitchen/Dining Room, Utility Room
- Could be adapted for dual occupation
- Garage, Ample Parking
- Council Tax Band F
- 3 Reception Rooms, Conservatory
- 6 Bedrooms, 4 Bathrooms
- All very well presented
- Well tended, park-like gardens
- Freehold

Guide Price £895,000

## Stags Barnstaple

30 Boutport Street, Barnstaple, Devon, EX31 1RP

01271 322833 | [barnstaple@stags.co.uk](mailto:barnstaple@stags.co.uk)

## The London Office

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

020 7839 0888 | [enquiries@tlo.co.uk](mailto:enquiries@tlo.co.uk)



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### SITUATION & AMENITIES

The property adjoins open farmland to one side, with views into the valley beyond. Diagonally across the road is Horwood & Newton Tracey Primary School, and just further along the lane the Village Hall and Recreation Ground. Lovacott is situated between the villages of Horwood and Newton Tracey, the latter offering a popular period inn and restaurant, as well as bus services. Lovacott is about 15/20 minutes' drive from the centres of Barnstaple [although Sainsbury, other supermarkets & retail shops, on the outskirts of the town can be reached in less than 10 minutes], Bideford and Torrington, as well as Instow beach. As the regional centre Barnstaple offers the area's main business, commercial, leisure and shopping venues, as well as district hospital. At Barnstaple there is access to the North Devon Link Road which runs on in about 45 minutes or so to Jct.27 of the M5 Motorway, where Tiverton Parkway also offers a fast service of trains to London Paddington in just over 2 hours. North Devon's famous surfing beaches at Croyde, Putsborough, Saunton (also with Championship Golf Course) and Woolacombe are about 30/40 minutes by car, as is Exmoor National Park and the Cornish border. The Tarka Trail, popular with cyclists and walkers alike is also easily accessible. The nearest international airports are at Bristol and Exeter. Reputable private schools in the area include West Buckland, Kingsley at Bideford and Blundell's at Tiverton.

### DESCRIPTION

Ellislake comprises a striking individual detached chalet-style residence, which presents painted rendered elevations, partly relieved in stone with double glazed windows beneath a tiled roof. We understand that the original core dates from the 1960s, however the property has been extended, the former loft space converted and the accommodation remodelled over subsequent years. The house now offers bright, spacious, tastefully modernised and very well-presented accommodation, which is also versatile and could potentially be adapted for dual occupation use by parts of the same family. This includes: on the Ground Floor – ENTRANCE VESTIBULE, ENTRANCE HALL, SITTING ROOM with Calor Gas wood burner, fabulous KITCHEN/DINING ROOM, UTILITY ROOM, FAMILY/TV ROOM, STUDY, CONSERVATORY, 3 BEDROOMS (1 WITH ENSUITE) – which futureproofs for anyone concerned about being unable to use the stairs in due course, or is ideal for relatives/visitors, unable to manage stairs, FAMILY BATHROOM. On the First Floor – LANDING, MASTER BEDROOM, 2 further BEDROOMS [2 of the bedrooms are ensuite (making 6 in total)]. Externally there is an ATTACHED GARAGE with scope to convert (subject to planning permission), additional parking, a detached GARDEN STORE and secluded well-tended parklike GARDENS of approximately 0.5 acres, which feature many well-established specimen trees and shrubs.

### ACCOMMODATION

#### GROUND FLOOR

ENTRANCE VESTIBULE which leads into a light and airy RECEPTION HALL. The SITTING ROOM has a feature fireplace with living flame LPG gas fired stove and views over the FRONT GARDEN. The KITCHEN/DINING ROOM has been extended and updated with a superbly equipped fitted kitchen and certainly has the 'wow factor'. The DINING area and the whole space is ideal for family and social gatherings. Integrated appliances include two ovens, a microwave, coffee machine, larder fridge and separate larder freezer, 5-ring induction hob with extractor over and dishwasher - the majority being AEG appliances. Enhancing the space is a large island. French doors and dual aspect windows allow picturesque views over the rear gardens. Also within the Ground Floor are 3 DOUBLE BEDROOMS – the largest boasting a beautifully appointed ENSUITE BATHROOM with 4-piece suite and electric underfloor heating. The FAMILY BATHROOM is also on this level and again features a luxury 4-piece suite and underfloor heating. Additional Ground Floor Reception areas include a TV ROOM/PLAYROOM, a useful STUDY/OFFICE, UTILITY/CLOAKROOM with wc and wash basin, plumbing and space for washing machine and tumble dryer. Completing the Ground Floor is a double glazed CONSERVATORY/SUN ROOM to the rear with views over the garden.

#### FIRST FLOOR

From the LANDING there is access to the 3 further generous DOUBLE BEDROOMS. The MASTER BEDROOM is particularly spacious, allowing room for a seating area and offering French doors to a JULIET BALCONY – again enjoying fine views over the rear garden and to open countryside beyond. A fitted air conditioning unit provides added comfort. A luxury ENSUITE SHOWER ROOM complements this bedroom perfectly. Another of the bedrooms has the benefit of an ENSUITE BATHROOM.







## OUTSIDE

The property has a generous driveway approach and double wooden entrance gates with parking and turning area, allowing for a number of vehicles or caravan/motorhome etc. There is a large ATTACHED GARAGE and scope to provide yet more garaging, subject to any necessary planning permission. The GARDENS to the front are lawned and well-stocked, with colourful flower beds and borders and a variety of mature trees. Being South-facing there are several TERRACE and SEATING AREAS to the front and complete privacy. To one side is a block-built DETACHED WORKSHOP/STORE, timber GARDEN SHED and an area which had previously been used as a chicken run. To the other side is a GREENHOUSE and following this path around to the rear there is a large TERRACE – ideal for Al fresco dining. Again, there are sweeping lawns, colourful flower beds, borders, mature shrubs and trees.

## SPECIAL NOTE

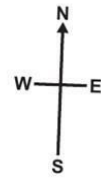
The vendors have obtained planning permission to build a new detached dwelling in the bottom half of the rear garden. This site is already screened by a deep bank of mature rhododendron and a fence will be erected – clearly showing the separation and the new boundary. The new dwelling will be accessed by a new driveway running parallel with the adjacent lane and initially accessed from the existing gate, but with an entirely private spur driveway – once again screened by existing mature shrubbery. Plans of the separation and positioning of the new dwelling are available from the Selling Agents upon request.

## SERVICES

Mains electricity & water. Private drainage. Oil fired central heating.

## DIRECTIONS

From Barnstaple continue over the old bridge and up Sticklepath Hill and at the Cedars roundabout turn left and continue straight across the next two roundabouts, passing Sainsbury's on the left. At the next main Roundswell roundabout continue straight across onto the B3232 signposted to Torrington. After two miles at Rooty Cross, a road leads off to the right signed Springfield & Lovacott Green Farm. Take this turning and continue down here for a further ¾ mile or so and the entrance to Ellislake will be found on the right-hand side, immediately before the crossroads in the village centre.



Approximate Area = 3046 sq ft / 282.9 sq m  
Limited Use Area(s) = 492 sq ft / 45.7 sq m  
Garage = 317 sq ft / 29.4 sq m  
Outbuilding = 231 sq ft / 21.4 sq m  
Total = 4086 sq ft / 379.4 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). © nchecom 2025. Produced for Stags. REF: 1335131



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) <b>A</b>                          |           |                         |
| (81-91) <b>B</b>                            |           | <b>81</b>               |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            | <b>55</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 |







