



Tangle Bray Barn



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Brayford, Barnstaple, Devon, EX32 7QE

On the fringe of a timeless village close to Exmoor, the Link Road, South Molton & Barnstaple

A charming detached period stone barn conversion on the edge of a timeless village close to Exmoor

- The characterful accommodation includes;
- 3 Bedrooms, Shower Room
- Double Glazing, Oil C/H
- Integral garage with potential
- Council Tax Band D
- 2 Reception Rooms
- Hall, Wetroom, Kitchen
- Good sized gardens
- Additional Parking
- Freehold

Guide Price £499,950

SITUATION & AMENITIES

Tangle Bray Barn is set off a private no-through lane, shared with two other neighbours, on the periphery of the popular village of Brayford. Brayford is nestled within the foothills of Exmoor, with the National Park boundary only a short distance away. The village has a primary school and village hall, as well as a church at neighbouring High Bray. The village of West Buckland - which is well-known for its boarding and day school - is about 3 miles. The historic market town of South Molton is about 7 miles to the South and provides a good range of local shopping facilities and amenities, as well as schooling to secondary level. The traditional market town still holds regular weekly livestock markets, together with award-winning Pannier Market, which bustles with activity on Thursdays and Saturdays. The regional centre of Barnstaple - about 9 miles to the West - offers a more extensive range of amenities and commercial centres in addition to a Pannier Market, live theatre and district hospital. The A361 (North Devon Link Road) bypasses South Molton and links to the M5 Motorway at Jct.27 to the South-East, where there is also a station on the Paddington Line at Tiverton Parkway. The nearest international airports are at Bristol and Exeter. North Devon's famous surfing beaches at Croyde, Saunton (also with Championship Golf Course) and Woolacombe are about 40 minutes by car.

DESCRIPTION

This delightful, detached barn conversion presents stone elevations with double glazed windows, beneath a slate roof. We understand that the property was originally converted in 2002 and although the main core has two storeys, there is a single storey element to the right-hand side (which is the Snug) and adjoining garage. We understand that when the barn was converted, the foundations of the Snug were constructed to take a First Floor extension - subject to planning permission and a purchaser's requirements, although any purchaser would naturally want to double-check this. Furthermore, the attached garage - with intercommunicating door to the dwelling - offers potential for conversion to yet more accommodation, subject to planning permission, as there is ample off-road parking. The property is complemented by a pretty enclosed front garden with pathway to the side of the barn, leading to a tiered lawned rear garden. There is also room to extend to the rear, once again subject to planning permission. From the garden there are delightful views into the valley below.



ACCOMMODATION

GROUND FLOOR

Front door to ENTRANCE LOBBY coats hooks, terracotta style flooring. WET ROOM with low level wc, wash hand basin, shower, tiled walls and floor, extractor fan. From the LOBBY a half-glazed inner door leads directly into SITTING/DINING ROOM - the focal point of which is a two-way fireplace in stone with Bressumer beam and fitted two-way wood burner. To the left of this is a recess and tv plinth. There are exposed beams, ornament shelving and French doors to the FRONT GARDEN. Slate steps lead down to the SNUG, which has a vaulted and beamed ceiling, and the benefit of the other side of two-way fireplace and two-way wood burner. Door to INTEGRAL GARAGE (described later). KITCHEN extensive range of modern units in a sage coloured theme, topped by rolled edge work surfaces. There are ample base and wall cupboards, plumbing for washing machine and dishwasher (appliances included), Indesit double electric oven, Samsung induction hob with extractor hood over, microwave within recess, space for upright fridge/freezer, terracotta style tiled flooring, ornament shelving, half-glazed door to OUTSIDE. From the SITTING/DINING ROOM a staircase with two storage cupboards beneath leads to the FIRST FLOOR and LANDING with beams and ornament shelving. BEDROOM 1 double aspect, pair of built-in single wardrobes, exposed beams. BEDROOM 2 double aspect, half-glazed door to OUTSIDE, fitted wardrobes to one wall with sliding doors, exposed beam. BEDROOM 3 exposed beams. SHOWER ROOM with tiled cubicle, wash hand basin with vanity cupboards and drawers beneath, low level wc, electric wall heater, mirror-fronted medicine cabinet, separate wall mirror, ladder-style heated towel rail/radiator, extractor fan, exposed beams.

OUTSIDE

From the access lane (the maintenance of which is shared in thirds on an if-and-when occurring basis) there is parking for several vehicles immediately to the right and front of the property, with clear access to the INTEGRAL GARAGE. This has an up-and-over door, power and light connected and steps leading to storage loft above. A rustic fence with pedestrian gate separates the parking from the FRONT GARDEN, which is lawned with a lower DECK and upper TERRACE with stone retaining wall. The GARDEN is hedge and fence enclosed. To the left there is side access with steps leading firstly to an area for the oil tank, and onward to the REAR GARDEN with DECK running the entire length of the rear elevation of the property. This also accommodates the Worcester oil-fired boiler for central heating and domestic hot water. The REAR GARDEN is arranged on two levels – both lawned. There is a timber GARDEN SHED and timber SUMMERHOUSE. The garden is fence-enclosed and there are many mature specimen shrubs and trees, including acer, rhododendron, apple, etc. Steps then lead down to a lower shrubbery area, which displays further rhododendrons, camelia, etc. A further set of steps lead down to the other side of the garage, where there is an area for dustbins, and behind the garage is storage for ladders, etc.

SPECIAL NOTES

We understand that there are power and water points in both front and rear gardens. The gardens are dog proofed. All garden pots and masonry (other than the masonry dogs on the steps leading to the front door are included). All fitted carpets and curtains are also included. Any unused logs stored in the garage will be included.

SERVICES

Mains electricity and water. Drainage is to a private eco sewage treatment plant, which we understand treats sewage and drains off to nearby stream. The vendors have a private water tap – ideal to tend the garden. We understand that Airband can be accessed close by.

DIRECTIONS

Approaching the area from the A361, at Aller Cross roundabout – just outside South Molton – bear right onto the A399 signed Ilfracombe. Follow this road for several miles and as you approach Brayford the access track to the property will be found just prior to the staggered crossroads, before you reach the village on the left-hand side – identified by our For Sale board. Turn in here and bear to the right, where the property is then the first on the right with parking immediately in front.



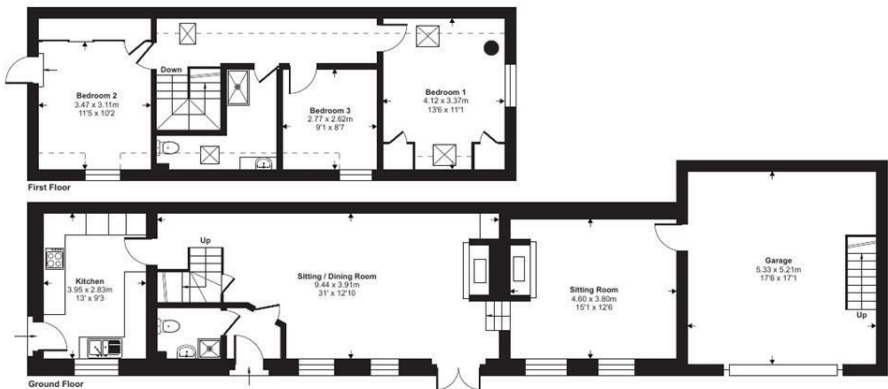
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Denotes restricted head height

Approximate Area = 1251 sq ft / 116.2 sq m
 Limited Use Area(s) = 83 sq ft / 7.7 sq m
 Garage = 299 sq ft / 27.7 sq m
 Total = 1633 sq ft / 151.6 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(102 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		61	40
EU Directive 2002/91/EC			

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