

STAGS

The Old Hall

The Old Hall

Yarnscombe, Barnstaple, EX31 3LW

Great Torrington 5 miles, Bideford and Barnstaple 9 miles

OFFERED WITH NO CHAIN : Unique former school house. Private position, edge-of-village, countryside views

- 4 bedrooms (master ensuite)
- Kitchen / Breakfast Room
- Beautiful Period Features
- Sheltered Dining Terrace
- Freehold
- 31ft Living Room
- Utility Room
- Large Garage & Parking For Multiple Vehicles
- Low Maintenence Gardens
- Council tax band 'A'

Guide Price £450,000

SITUATION

Located in the centre of the pretty Devonshire village of Yarnscombe with a friendly community and village hall, offering a range of social and sporting opportunities for all ages, as well as a church and mobile library. Situated within an easy driving distance of the coast, there are also a number of nearby pleasant walks to enjoy in the surrounding North Devon countryside. Great Torrington is just over 5 miles away with a range of leisure pursuits and amenities including supermarket, schooling for all ages, Pannier Market and the renowned Plough Arts Centre, which offers entertainment to suit all ages and tastes. Great Torrington itself is surrounded on three sides by common ground offering over 20 miles of footpaths and an abundance of wildlife, as well as the Tarka Trail. Exmoor and Dartmoor National Parks are both within approximately a 30 minutes drive offering providing excellent out riding, walking and other country pursuits over the moors. The larger towns of Bideford and Barnstaple, approximately 9 miles away, provide more extensive retail facilities, leisure and transport opportunities.

From Barnstaple, there are links via the A361 which connects to the motorway network and Tiverton Parkway station at junction 27 of the M5. The local rail line at Umberleigh around 4 miles away has direct access to the Cathedral City of Exeter with mainline rail links, University and international airport.







DESCRIPTION

A unique, attached, former school house set in a private position yet within walking distance of the village centre, church, village hall and surrounding countryside. This charming unlisted property is thought to date back to 1847 and was used as both the village school and hall up until 2004 when it was sympathetically converted into a residential property. The accommodation set as reverse living is light, spacious and offers a wonderful blend of some stunning original features together with 21st century refinements. Externally the property benefits from off-road parking, easy to manage garden and detached double garage whilst also enjoying wonderful countryside views. This is certainly a one-off property so we would recommend a full internal inspection to appreciate fully what is on offer.

ACCOMMODATION

The entrance door is accessed via a private enclosed courtyard which also gives access to the garage.

On entry there is a porch area with space for coats, boots etc. From here is access to the utility room and inner hallway. All four bedrooms are located on the ground floor and consist of three doubles and one single/study. The dual aspect principal bedroom includes built-in wardrobes and en-suite with walk in shower, sink and WC. The family bathroom is also on this floor and includes tiled flooring, side panel bath, WC and shower enclosure. To the back of the hallway is access to the garden terrace.

An oak staircase with stainless steel handrail and glass balustrade takes you to the first floor and directly into the wonderful light kitchen/dining room which includes a vaulted ceiling with original wooden arch, three skylight windows and a good range of modern kitchen units with granite worktops, Franke sink, integrated fridge/freezer, dishwasher, Neff double oven and induction hob with extractor above. On from here is possibly the most impressive room of the house which is the large sitting/dining room with vaulted ceiling, four original wooden arches, wooden flooring, skylights, wood burner and French doors to a small balcony which enjoys fine views.

OUTSIDE

To the front is off-road parking with space for a number of vehicles and double garage with 'up and over' door and pitched roof for storage. This could have potential to be converted into a home studio, gym or Airbnb unit (subject to planning permission). Please be advised the neighbour does have a right of way over some of the drive to access the adjoining property.

The garden to the property is easy to manage and enjoys views over the church yard and surrounding countryside. There is a small area of lawn and the owner has created a terrace area with glass screen which is perfect for alfresco dining as well as a small vegetable garden.

To the front of the house is a private and enclosed courtyard for seating with wood store and the original well still evident. Access into the garage.

SERVICES

Oil fired central heating. wood burner in sitting room.
Mains electricity, water and drainage.
Solar panels fitted and will be included within the sale.
According to Ofcom, Ultrafast broadband is available at the property and mobile signal is likely with EE, Vodaphone, O2 and Three. For further information please see the Ofcom website.

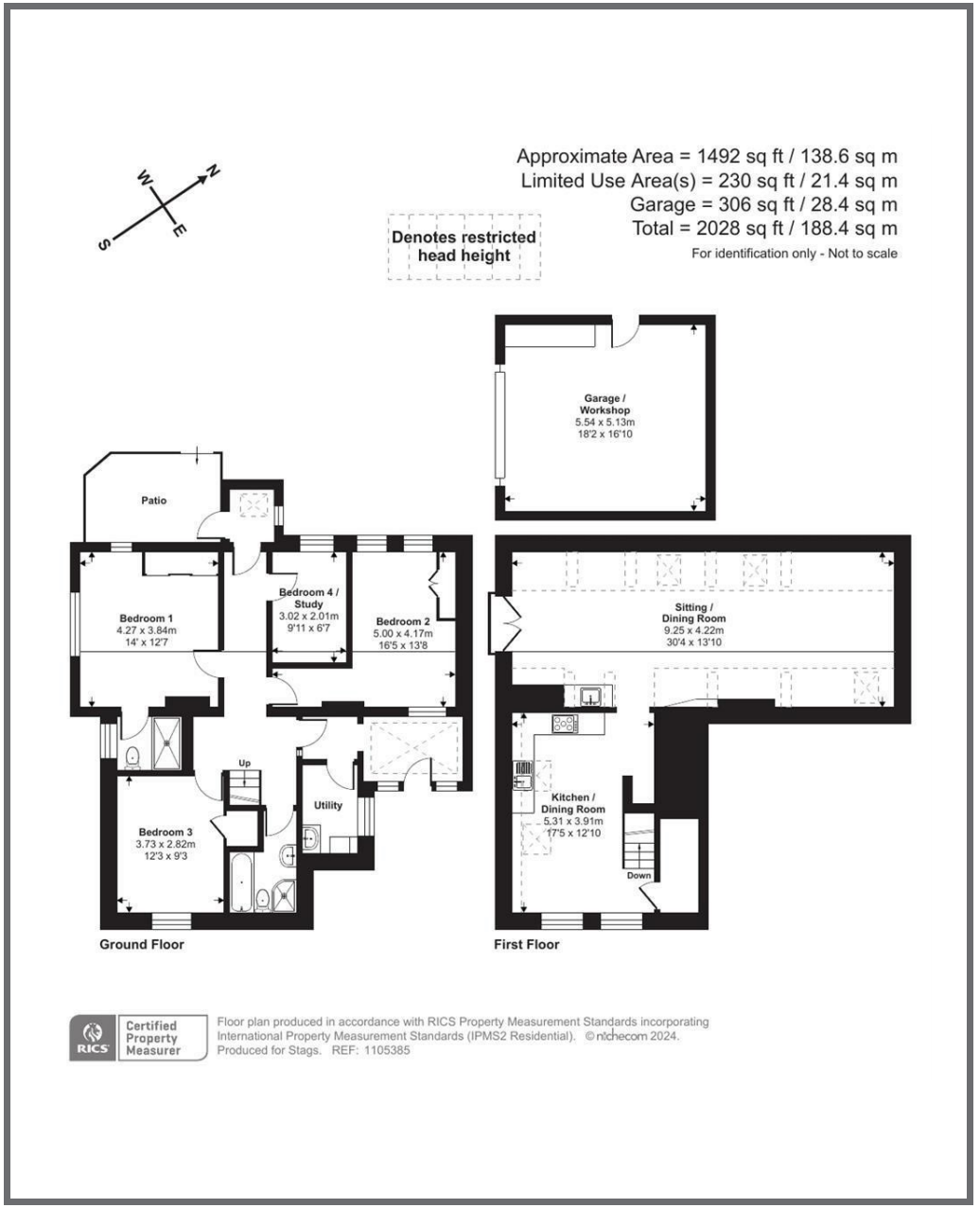




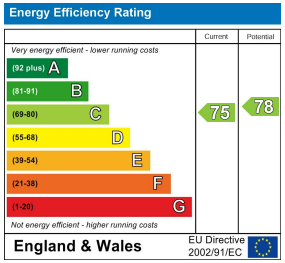


IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances 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.





STAGS



4 The Quay, Bideford, Devon,
EX39 2HW

bideford@stags.co.uk

01237 425030