

Balches & The Hayloft

Newton Tracey, Barnstaple, Devon EX31 3PN

Guide Price

£895,000



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A Versatile 6 Bedroom House With A 2 Bedroom Holiday Let, Outbuildings Set In Approx. 1 Acre of Gardens & Grounds

Balches & The Hayloft Newton Tracey, Barnstaple, EX31 3PN



An impressive and remarkably versatile 16th Century farmhouse, providing six-bedroom accommodation currently arranged as two three-bedroom wings, together with The Hayloft, a beautifully converted two-bedroom holiday barn, an excellent range of traditional stone barns and outbuildings, and mature gardens and grounds enjoying attractive far-reaching countryside views. The property occupies an elevated yet convenient position close to the heart of Newton Tracey, within easy reach of Torrington, Bideford and Barnstaple, together with the North Devon Link Road.

Balches is a substantial and highly characterful period residence, understood to date from the 16th Century and, unusually for a property of its age and character, is not Listed. Attractive elevations combine painted render and exposed stone, with original cob walls in places, beneath a traditional slate roof. The accommodation is exceptionally generous and versatile, currently arranged as two distinct three-bedroom wings, making it particularly well suited to a large or extended family, multi-generational living or potential home and income. In total, the accommodation comprises four reception rooms, two kitchen areas, utility room, six bedrooms – two en-suite – a family bathroom and separate shower room.

The southern wing centres around a spacious kitchen/dining room, complemented by two reception rooms, entrance hall, utility and lobby. Upstairs are three bedrooms, including a principal bedroom with en-suite, together with the family bathroom.

The northern wing benefits from its own staircase and provides two first-floor bedrooms, whilst at ground-floor level there is a further en-suite bedroom, two reception rooms, kitchen/utility and shower room.

This flexible arrangement allows two generations to live comfortably alongside one another whilst retaining independence, yet could equally be enjoyed as one substantial family home.

The Hayloft -

The Hayloft is an attractive detached period barn, sympathetically converted in 2016 and presented to a high standard, combining modern comforts with considerable character and impressive vaulted ceilings. Accommodation comprises a kitchen/dining room, sitting room, two bedrooms - one en-suite - and bathroom, together with a substantial attached garage and private parking. The Hayloft has consent for holiday use and currently provides an established income stream. Further information regarding its letting performance is available from the selling agents.

Holiday Letting & Income Potential -

For purchasers seeking a lifestyle property with income potential, Balches presents an interesting opportunity. The Hayloft already provides established holiday accommodation, whilst the traditional shippon and stone barns may offer potential for further conversion or alternative uses, subject to all necessary planning permissions and consents.

Barns & Outbuildings -

A particular feature is the excellent range of traditional buildings accompanying the farmhouse. These include a substantial former shippon, currently providing useful storage, workshop and carport space, together with a detached stone barn divided into three areas and presently arranged as a leisure/games room, workshop and a separate room housing a hot tub. The buildings provide excellent amenity and storage space, whilst offering potential for alternative uses, subject to any necessary consents.

Gardens & Grounds -

Balches is approached over a shared no-through lane leading onto its private driveway, which sweeps towards the farmhouse and The Hayloft and provides ample parking and turning space. The mature gardens form an attractive setting around the house, with established lawns and borders, paved terraces, an ornamental pond, rustic gazebo, summerhouse and productive kitchen garden. The elevated position is a particular feature, with attractive distant views across the surrounding North Devon countryside.



Kitchen Breakfast Room 6.84m x 4.19m (22'5" x 13'8")

Sitting Room 5.22m x 4.37m (17'1" x 14'4")

TV Room 3.50m x 3.45m (11'5" x 11'3")

Snug 3.91m x 3.81m (12'9" x 12'5")

Kitchen 2 4.51m x 2.78m (14'9" x 9'1")

Bedroom 6 3.51m x 2.76m (11'6" x 9'0")

First Floor Landing

Bedroom 1 5.47m x 3.94m (17'11" x 12'11")

Bedroom 2 4.28m x 5.44m (14'0" x 17'10")

Bedroom 3 2.76m x 2.51m (9'0" x 8'2")

Bedroom 4 3.78m x 1.95m (12'4" x 6'4")

Bedroom 5 3.91m x 3.69m (12'9" x 12'1")

The Hayloft

Kitchen / Dining Room 5.82m x 3.07m (19'1" x 10'0")

Sitting Room 5.26m x 3.21m (17'3" x 10'6")

Bedroom 1 4.04m x 3.08m (13'3" x 10'1")

Bedroom 2 3.38m x 2.21m (11'1" x 7'3")

Bathroom / Shower Room

Attic Room 5.61m x 3.51m (18'4" x 11'6")

Leisure Barn 6.42m x 3.50m (21'0" x 11'5")

Garage 6.76m x 3.41m (22'2" x 11'2")

VIEWING

By appointment through our
Phillips, Smith & Dunn Bideford office- 01237 879797



Situation

Nestled in the tranquil Devon countryside, Newton Tracey is a picturesque village that offers a harmonious blend of rural charm and convenient access to nearby towns and attractions. Its elevated position provides stunning views of the surrounding landscapes, making it an ideal location for those seeking a peaceful yet connected lifestyle.

At the heart of the village is The Hunters Inn, a traditional English pub renowned for its warm hospitality, selection of real ales, and delicious food.

Newton Tracey is ideally situated for those who love the outdoors, with the scenic Tarka Trail close by offering excellent opportunities for walking and cycling amidst beautiful countryside. The trail showcases the region's natural beauty and wildlife, making it a favourite for nature lovers and families alike. Nearby attractions such as the Museum of Barnstaple and North Devon and the landscaped Tapeley Park Gardens in Instow also provide enjoyable days out with educational and leisurely appeal.

The village benefits from easy access to a range of nearby towns and villages, each offering its own unique charm and amenities. Barnstaple, just a short drive away, serves as the main centre for shopping, dining, and cultural activities. Other destinations such as Great Torrington, famous for Dartington Crystal, and the historic port town of Bideford, further expand the lifestyle and leisure options available to residents.

Travel links from Newton Tracey are excellent, with Barnstaple railway station connecting to Exeter and the wider national rail network. The nearby A39 and A361 roads offer convenient driving routes to the North Devon coast, Exeter, and the M5, ensuring easy access for commuting or exploring the wider region. With its combination of rural charm, outdoor appeal, and strong transport links, Newton Tracey presents a desirable location for both families and professionals.

DIRECTIONS

For directions use the postcode EX31 3PN or [Wha3Words ///mobile.landlords.trackers](http://www.mobile.landlords.trackers) which will bring you to the gates driveway with name plaquard clearly displayed.



VIEWING

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Approximate Area = 2464 sq ft / 228.9 sq m

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

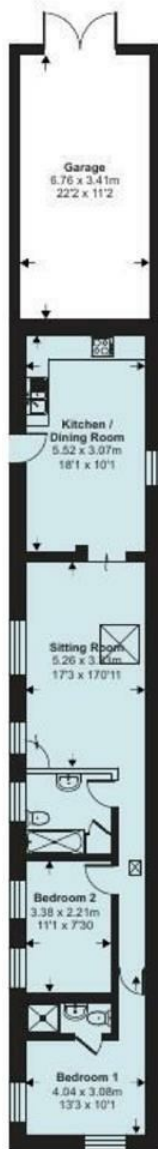
The Hayloft = 816 sq ft / 75.8 sq m

Garage = 241 sq ft / 22.3 sq m

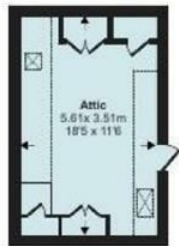
Outbuilding = 296 sq ft / 27.5 sq m

Total = 3889 sq ft / 361.1 sq m

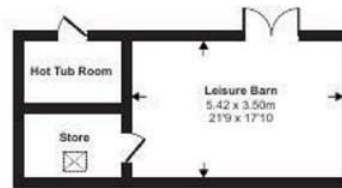
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The Hayloft Ground Floor



The Hayloft First Floor



Leisure Barn / Studio



Ground Floor



First Floor 1 / 2

