



Old School House



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Alverdiscott, Barnstaple, EX31 3PT

Great Torrington & Bideford 5 miles, Barnstaple 7 miles,
Westward Ho!/coast 8 miles

Beautifully restored former schoolhouse
in the peaceful village of Alverdiscott.

- Three-bedroom detached former schoolhouse
- Idyllic village location with countryside views
- Stunning vaulted kitchen/diner with mezzanine
- Solar panels and air source heat pump office
- Recently upgraded family bathroom
- Original wood flooring and character features throughout
- Private lane setting with parking and garage
- Two reception areas with log burners
- Freehold
- Council Tax band E

Guide Price £499,950

SITUATION

Alverdiscott is conveniently situated within easy reach of Great Torrington town, the port and market town of Bideford and Barnstaple, the regional centre for commercial venues and transport links. The towns of Bideford and Great Torrington offer an extensive range of amenities including banks, butchers, bakeries, pubs and restaurants, various shopping facilities, post offices, pubs, primary school and secondary schools and supermarkets. The coastline at Westward Ho! benefits from a safe and sandy beach, which adjoins the Northam Burrows Country Park and the Royal North Devon Golf Club, reputed to be the oldest links course in England. There is also access to the South West coastal footpath, which affords excellent walks with stunning vistas of the rugged North Devon coastline. Barnstaple is approximately 7 miles away and offers all the area's main business, shopping and commercial venues. There are good transport opportunities via the A361, which connects to the motorway network via junction 27 of the M5 or via rail and the Tarka Line. There is also a regular bus service from Alverdiscott to Barnstaple for those commuting to work or just heading into town for a few hours.

DESCRIPTION

The Old School House is a beautifully restored three-bedroom detached character residence, originally constructed in 1876 as the village schoolhouse and headmaster's home. Nestled in the idyllic village of Alverdiscott, this unlisted property enjoys charming views of the neighbouring church and rolling countryside. Offering a rare blend of heritage, tranquillity, and modern convenience including solar PV panels and air source heat pump, it is ideally located within easy reach of Torrington, Barnstaple, and Bideford.



ACCOMMODATION

Entry is via a practical porch with space for coats and footwear, leading into a stunning kitchen/dining room with vaulted ceilings and triple-aspect windows that flood the space with natural light. The recently refurbished kitchen features a bespoke range of cream units, granite work surfaces, a central island with breakfast seating, and original wood flooring that preserves the home's period charm.

A spiral staircase leads to a mezzanine level, currently used as a home office, offering far-reaching countryside views. The open-plan dining area includes a newly installed wood-burning stove, double-aspect windows, and a bespoke wooden bookcase. Integrated appliances include a fridge, freezer, dishwasher, oven, grill, warming drawer, and microwave space. A rear door leads to a potential walk-in larder.

The sitting room is divided by a central staircase, with a flexible snug area on one side-suitable for a breakfast room, study, or playroom. This space features exposed stonework and a second wood-burning stove, creating a cosy atmosphere. To the rear, a utility room offers scope for conversion to a wet room and is already fitted with base and wall units, sink, power and lighting.

Upstairs, there are three bedrooms-two spacious doubles and one smaller double. The family bathroom has been recently upgraded and includes a full-size bath, wash basin and WC.

OUTSIDE

Approached via a quiet private lane, the property enjoys a peaceful setting. The front garden is accessed through a five-bar gate and offers ample off-road parking, as well as a large detached garage, ideal for use as a workshop or for additional storage. The grounds are well maintained and enjoy views across open countryside. Further benefits include solar panels, an air source heat pump and private drainage, providing sustainable and energy-efficient living in a charming rural location.

PROPERTY INFORMATION

Mains water and electricity.

Air source heat pump system.

Solar panels with battery pack fitted.

Private drainage (septic tank).

According to Ofcom, Ultrafast broadband is available at the property and mobile signal is likely with EE, Vodafone, O2 and Three. For further information please see the Ofcom website.

What3words - ///snapped.regarding.slippers



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.



Approximate Area = 2152 sq ft / 199.9 sq m
 Garage = 304 sq ft / 28.2 sq m
 Total = 2456 sq ft / 228.1 sq m
 For identification only - Not to scale

Garage
5.75 x 4.91m
18'10" x 16'1"

First Floor

Bedroom 1
4.94 x 3.98m
16'2" x 13'1"

Bedroom 2
4.19 x 3.62m
13'9" x 11'11"

Bedroom 3
3.86 x 2.47m
12'8" x 8'1"

Mezzanine
4.54 x 3.66m
14'11" x 12'

Ground Floor

Utility
5.01 x 4.07m
16'5" x 13'4"

Sitting Room
9.15 x 4.85m
30' x 15'11"

Kitchen / Dining Room
10.02 x 4.54m
32'10" x 14'11"

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nixecom 2025. Produced for Stags. REF: 1303716



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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