



Inner Narracott & The Old Dairy







# Inner Narracott & The Old Dairy

Bittadon, Barnstaple, Devon, EX31 4HN

At the end of a 'no through' track with fine views, in timeless & tranquil rural location. Exmoor 6 miles. Barnstaple & Woolacombe both about 7.5 miles

A unique change of lifestyle opportunity to acquire a particularly charming Grade II Listed period farmhouse with self-contained annexe, detached stone barn, with development potential, and generous gardens, all in a peaceful rural setting



- Main core; Hall, 3 Reception Rooms
- 4 Bedrooms, 2 Bathrooms
- Which also intercommunicates & has;
- Open-plan Kitchen/Reception area
- Extensive gardens with further landscaping potential.
- Kitchen/Breakfast Room, Utility
- Self-contained ground floor annexe
- 2 Bedrooms, Bathroom
- Traditional stone barn with development potential
- Council Tax Band E. Freehold

Guide Price £865,000

## Stags Barnstaple

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## SITUATION & AMENITIES

The property is tucked away at the end of a private no-through lane [in good repair, which Inner Narracott, its neighbouring property and farm all have access over] . The property enjoys exceptional privacy and far reaching views, offering a rare balance of seclusion and accessibility. Bittadon is a timeless Hamlet, located in a highly convenient position within easy reach of the North Devon coastline, Exmoor National Park and regional centre of Barnstaple. The property is within easy access of the surrounding villages of Marwood, Milltown and Muddiford, which offer a good range of local amenities including public house (which serves food), church, primary school and the beautiful Marwood Gardens – open during the summer months. Barnstaple is around 7 ½ miles away and offers an excellent range of shops, amenities, business and leisure pursuits, as well as ancient Pannier Market, live theatre and district hospital. The coast is also nearby. Ilfracombe is just over 4 ½ miles, whilst the world-renowned sandy surfing beaches and rugged coastal walks with breath-taking scenery at Woolacombe is around 7 ½ miles. Saunton (also with Championship Golf Course) and Croyde are a little further afield. Exmoor National Park is about 6 miles – also renowned for its spectacular scenery with undulating moorland and pasture, bisected by rivers and streams, running down through deep wooded combs to the coastline below. The area is well served by excellent state and private schools, including West Buckland, Kingsley at Bideford and Blundell's at Tiverton. From Barnstaple there is access to the North Devon Link Road (A361) which leads on in a further 45 minutes or so to Jct.27 of the M5 Motorway and where Tiverton Parkway offers a fast service of trains to London Paddington in just over 2 hours.

## DESCRIPTION

The property presents elevations of stone with double glazed windows, beneath a slate roof, and is Grade II Listed as being of architectural and historical interest. The Listing suggests that the property dates from the 17th Century with 19th Century additions and is in a cruciform plan with projecting stair turret in the angle. The property has been sympathetically restored to combine quality 21st Century refinements with original period features. The vendors have undertaken major improvements to the property during their tenure, including repointing about 75% of the lime render between the external stonework. The accommodation is bright, spacious, versatile and well presented. This is generally arranged over two storeys, but also includes a self-contained Ground Floor annexe, which also interconnects with the main core and is ideal for relatives, guests or paying guests. We understand that the roof above the annexe may have potential for conversion to additional accommodation, subject to planning permission and listing approval. There are already Velux windows within it. In the past the annexe has been rented out on a holiday let basis, and most of the contents are available by separate negotiation if required. Externally there is a detached stone barn with connecting buildings, suitable for creating further accommodation (subject to planning permission). Alternatively, this would make a wonderful walled garden feature. There is also ample parking and a good-sized secluded garden of about 0.69 of an acre. Some of the door frames and one or two of the ceiling timbers restrict head height and would therefore be uncomfortable for any prospective buyers over 5'10" in height. This is a superb property and an excellent opportunity for anyone wanting a change in lifestyle and a property which is remote but not isolated, yet within easy access of both coast and country.

## ACCOMMODATION

### GROUND FLOOR

A stable door gives access to ENTRANCE LOBBY space for coats. Inner door to SITTING ROOM a dual aspect room overlooking the gardens, exposed beams and lintels, slate flooring, Inglenook fireplace with exposed stonework, bread oven, fitted wood burning stove. A recessed area provides the perfect place for a STUDY/READING AREA. Range of fitted storage cupboards to one wall. A door gives way to concealed staircase rising to FIRST FLOOR LANDING (described later). KITCHEN/BREAKFAST ROOM a dual aspect room which has been refitted by the vendors and now comprises an extensive range of base units with double Belfast sink and Quooker tap set into quartz work surfaces with range of integrated appliances, including induction hob with extractor fan, double oven, dishwasher, fridge/freezer and pantry-style cupboard. There is slate flooring, exposed beams and lintels. A period farmhouse could provide a home for a freestanding range, subject to a buyer's requirements. DINING ROOM a dual aspect room with beamed ceiling, slate flooring, exposed lintels. UTILITY ROOM/CLOAKROOM range of wall units with wood work surface, space for washing machine and tumble dryer, oil-fired boiler for domestic central heating of the main house, low level wc with wash basin, slate flooring, obscure window. FAMILY ROOM a dual aspect room overlooking the gardens, chimney recess with exposed stone work and fitted wood warm wood burner, slate flooring, beamed ceiling, door to LOBBY and access to GARDEN.

### FIRST FLOOR

LANDING exposed beams and lintel, AIRING CUPBOARD, further storage cupboard. BEDROOM 1 two windows overlooking the GARDEN, exposed beams, hatch access to loft space. ENSUITE with low level wc, pedestal basin, double shower cubicle, strip light/shaver point. BEDROOM 2 a dual aspect room enjoying views over the gardens and surrounding countryside, exposed beams and lintel, pedestal basin, small hatch access to loft, built-in wardrobe cupboards. BEDROOM 3 window overlooking the surrounding countryside, hatch access to loft, built-in double wardrobe. BEDROOM 4 a dual aspect room, hatch access to loft, pedestal basin, built-in wardrobe. FAMILY BATHROOM obscure window to the rear elevation, suite comprising low level wc, pedestal basin, panelled bath with Mira shower over, heated towel rail, strip light/shaver point.





#### THE OLD DAIRY

A covered PORCH leads to a heavy oak door and in turn the open-plan SITTING/DINING ROOM/KITCHEN – a superb room with oak flooring, exposed beams and sliding glazed doors giving access to the designated GARDEN AREA. The KITCHEN ZONE comprises a range of wall mounted and base units with stainless steel single drainer sink set into roll-top work surfaces, space for fridge, cooker and extractor over (all appliances available). BEDROOM 1 a dual aspect room with views over the garden, glazed picture window. BEDROOM 2 window to the rear elevation, exposed beams, hatch access to loft space, retractable aluminium ladder to loft above – ideal for storage but with potential for greater things perhaps. FAMILY BATHROOM a dual aspect room with freestanding bath, double shower cubicle, low level wc, his'n'hers vanity wash basins with cupboards below, extensive tiling, exposed beams and stone work, hatch access to loft space. There is an intercommunicating door from the BATHROOM to the STUDY AREA in the SITTING ROOM of the main house.

#### OUTSIDE

From the track – which is initially shared – there is then access via a private 5-bar gate with a continuation of the drive which leads to the property, and where there is ample parking and turning space for both the main house and the annexe. Adjacent to the front door of the main house is a good-sized GARAGE/WORKSHOP, FREEZER STORE and undercover BBQ AREA with a covered well. Attached to this building are the remains of a two storey STONE BARN and nearby are two STONE STORES. There is also BIN and LOG STORAGE. The GARDENS surround the property and are mainly laid to sweeping lawns interspersed with mature trees and shrubs, bordered by Devon Bank, mature drystone walls, and there are fine views over undulating countryside beyond. Adjacent to each of the properties is their own SEATING/TERRACE and the separate external boiler for the ANNEXE. There are also further OUTBUILDINGS including a WOOD STORE and SHED.

#### SERVICES

Mains electricity and water. Private drainage to a septic tank. Twin oil-fired central heating systems with separate boilers. Internet is currently provided by Airband, but fibre is scheduled to be available imminently.

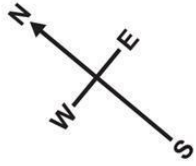
#### SPECIAL NOTE

Maintenance of the initial part of the track is informally shared between the neighbours and farmer based on paying 1/3 on an if-and-when occurring basis. Details are available of income achieved on the annexe, upon request, from the selling agent.

#### DIRECTIONS

From Barnstaple follow the signs for the A39 towards Lynton until reaching the roundabout with the North Devon District Hospital on your right. Continue straight across and after a short distance take the left-hand turning sign posted Muddiford, which is the B3230. Follow this road, passing through Muddiford and Milltown and continue for a further 2 ½ miles or so. Turn right at Centery Farm and proceed for just over 0.6 of a mile, then opposite Caen Park bear right down an unmarked track. Continue to the end where you will see the driveway to Inner Narracott on the left.





Approximate Area = 3150 sq ft / 292.6 sq m (excludes carport)

Limited Use Area(s) = 6 sq ft / 0.5 sq m

Garage = 562 sq ft / 52.2 sq m

Outbuildings = 277 sq ft / 25.7 sq m

Total = 3995 sq ft / 371 sq m

For identification only - Not to scale



The Old Dairy

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄che.com 2026. Produced for Stags. REF: 1454024



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>58</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



