


# The Granary & The Drey

STAGS







# The Granary & The Drey,

Kings Heanton, Barnstaple, Devon, EX31 4ED

Barnstaple & Braunton about 15 Minutes. Exmoor, Saunton beach & golf club, about 25 minutes

---

The major portion of a former period Granary with tastefully modernised accommodation, together with a fabulous detached cabin which provides overspill accommodation and is also a successful Air B'n'B rental property with circa £30,000 pa income. All in a favoured, timeless & tranquil village

---

- Hall, Sitting Room, Dining Room
- 4 Bedrooms & 2 Bathrooms
- Detached rustic cabin in 'Secret Garden'
- External roll topped bath, pizza oven, hot tub
- Freehold / Council Tax Band D
- Kitchen/Breakfast Room, Utility
- Period outbuilding/storage/workshop
- Bed/Sitting Room, Kitchen, Shower Room
- Summer House/Gym, Ample Parking
- Airbnb income circa £30,000 pa

## Guide Price £595,000


Stags Barnstaple

30 Boutport Street, Barnstaple, Devon, EX31 1RP

01271 322833 | barnstaple@stags.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | enquiries@tlo.co.uk


STAGS

@StagsProperty

## SITUATION & AMENITIES

Occupying a prime position in the timeless and tranquil Conservation village of Kings Heanton, and epitomising the very best of Devonshire countryside living, The Granary & The Drey lie within the heart of this small and well-connected village. Within walking distance is Marwood Gardens & Tea Rooms and within easy access is Marwood primary school – recently judged by OFSTED as 'Outstanding'. The property is also close to public footpaths leading to many miles of open countryside. Barnstaple is about 3 miles, and as the regional centre houses the area's main business, commercial, leisure and shopping venues, as well as live theatre and district hospital - which is located on the edge of the town. From Barnstaple the North Devon Link Road leads through to Jct.27 of the M5 Motorway in about 45 minutes, while Barnstaple Train Station provides a link to the National Railway system. The North Devon coast is within easy reach and the popular surfing beaches at Saunton (also with Championship Golf Course), Croyde Bay, Putsborough, Woolacombe, and the vibrant fishing village of Instow in the opposite direction are all readily accessible. Through the lanes, the popular village of Braunton is also about 3 miles. Exmoor National Park is within easy reach, and the nearest international airports are at Bristol and Exeter. The area is well-served by excellent state and private schools, including the reputable West Buckland school.

## DESCRIPTION

The Granary comprises a two-storey attached character residence, which presents elevations of stone and painted render with attractive double-glazed windows which are gabled on the first floor, all beneath a slate roof. We understand that the main structure dates from the late Victorian period and as the name suggests, was formerly a Granary. The property was converted along with the adjacent coach house into a dwelling in 1979. The Granary takes up about 2/3 of the entire structure. The characterful accommodation is deceptively generous, tastefully modernised and well-presented. This has a rustic and quirky ambience, reflecting the vendors' passion for design and flair. This is also reflected in The Drey, which is a rustic cabin constructed about 4 years ago and comprising bed/sitting room, kitchen, shower room and outside kitchen, thatched gazebo, as well as an external cast-iron bath, pizza oven and hot tub, with a private, secret garden. This is a magical feature and can double-up as overspill accommodation to the main house, or studio/office etc. The current vendors are operating this space as a successful Air B'n'B rental property. Income figures are available upon request. Other outbuildings include a period barn used for storage/additional utility space and large summer house – currently set up as a gym. Throughout the main property there are oversized stripped wooden floorboards and plantation shutters at most of the windows. This is certainly a property that needs to be viewed internally to be fully appreciated.

## ACCOMMODATION

GROUND FLOOR

Half-glazed stable door to ENTRANCE HALL. SITTING ROOM a double aspect room with stone fireplace, fitted wood burner on stone hearth, wood mantle which continues as ornament shelving to the recesses flanking either side of the fireplace. KITCHEN/BREAKFAST ROOM another double aspect room, the kitchen is fitted with wooden painted units in a light green theme topped by oak work surfaces which incorporate 1 ½ bowl enamel sink unit with mixer tap. There are matching wall mounted cupboards – one glass fronted. There are two separate Bosch electric ovens, 5-ring Calor gas hob within tiled recess with wooden surround and extractor fan above, integrated Hotpoint dishwasher, cupboard housing Ideal Mexico Calor gas-fired boiler for central heating and domestic hot water, cupboard above concealing space for microwave, beamed ceiling, space for American-style fridge/freezer, tiled flooring, open arch and step down to DINING ROOM, window seat, corner fireplace with fitted coal-effect gas wood burner. (SPECIAL NOTE – the freestanding larder cupboard and breakfast table/island in the kitchen are available by separate negotiation if required.) UTILITY ROOM with small Butler sink, plumbing for washing machine, work surface, electric meter board.

FIRST FLOOR

LANDING trap to loft space via retractable aluminium ladder. The loft is insulated and has a light. Double built-in cupboard housing hanging and shelving. BEDROOM 1 part-vaulted and beamed ceiling, double built-in wardrobe with stencilled doors. FAMILY BATHROOM with slipper bath, mixer tap/shower attachment, low level wc, exposed beams, airing cupboard, toiletries cupboard, wash hand basin with cupboard beneath, shaver point, extractor fan. BEDROOM 2. BEDROOM 3 walk-in wardrobe with hanging and shelving. BEDROOM 4 curtained-off clothes hanging rails to one wall. SHOWER ROOM with tiled cubicle, Mira handheld shower unit and drench shower, low level wc, wash hand basin, illuminated wall mirror above and cupboard under, ladder-style heated towel rail/radiator, tiled floor and walls, mood LED lighting.













## OUTSIDE

Immediately adjacent to the front of the property is parking for several vehicles, as well as an electric charging point. There are rustic edged borders stocked with mature specimen shrubs. Directly opposite the property is a period OUTBUILDING attached to a neighbour's outbuilding, with cobbled floor, power and light connected, storage in eaves and housing the Calor gas bottles for the central heating system. This then has a door leading into a gravelled COURTYARD with rustic edged borders, steps up to SUMMER HOUSE – currently utilised as a GYM but also suitable as STUDIO/OFFICE etc with power and light connected. There is a DECK to front and second raised DECK to one side. A meandering gravel pathway flanked by lawns leads beneath a metal archway to THE DREY. This is of timber construction with part-slate and part-flat roof. There is a canopy to the front, covering a TERRACE and the wood-fired HOT TUB (by Royal Tubs) with bamboo privacy screen, fed from the wood burner behind with flue and log storage area. There is an external thatched GAZEBO/SITTING ROOM with wooden frame and curtains providing privacy. There is a scalping base and step up to OUTSIDE KITCHEN with chimenea, cast-iron range and rustic steps leading up to a ball and claw-footed cast-iron bath with wooden toiletries shelf behind and canvas sail above to shield from the elements and for privacy. Moving on to the CABIN itself – this is accessed through a pair of wooden doors into the BED/SITTING AREA. There is an ornamental fireplace fitted with electric wood burner, timber flooring, plantation shutters to windows. KITCHENETTE with copperised sink, moveable mixer tap, timber drainers, 2-ring Calor gas hob, space for fridge, two wall cupboards, concealed door to OUTSIDE, Velux window. SHOWER ROOM with corner cubicle, low level wc, copper wash hand basin within timber surround, matching shelf over and toiletries shelf beneath, Velux window. (SPECIAL NOTE – the contents of The Drey are potentially available by separate negotiation if required.) The Drey has its own private GARDEN which is fenced-enclosed. There are mature trees and shrubs including a selection of specimen camelias. (SPECIAL NOTE – vehicular access to the property is shared with two other properties but the parking is then entirely private.)

## SERVICES

There is Calor gas central heating to the main house, otherwise mains drainage, electricity and water are connected.

## DIRECTIONS

From Barnstaple town centre take the A39 signposted Lynton. At Pilton Causeway pass Yeo Vale Road and St Georges Road on the right. Take the next turning left into Pilton Quay, passing Pilton Street on the right. Take the next turning right into Abbey Road and at the end turn left into Under Minnow Road and follow this for about 2 miles to Prixford. As you enter the village take the first turning on the right to Kings Heanton and continue for approximately ½ a mile. You will find the property on the left-hand side, which is on the corner of the lane that you are on, and the main lane through the village. As you enter the shared driveway please keep to the right and park in front of The Granary. On the main lane side of the property, a most attractive stream runs adjacent to the rear elevation of the property.

## DISCLAIMER

The grass/tree in front of the outbuilding belongs to neighbouring property. The vendor has right of access.

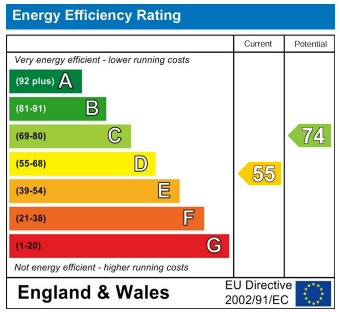
Approximate Area = 1493 sq ft / 138.7 sq m
Limited Use Area(s) = 25 sq ft / 2.3 sq m
Outbuildings = 589 sq ft / 54.7 sq m
Total = 2107 sq ft / 195.7 sq m
For identification only - Not to scale




Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Stags. REF: 1401673




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