



The Old Coach House







# The Old Coach House

Chelfham, Barnstaple, Devon, EX31 4RP

In a timeless & tranquil valley yet, within easy access of local amenities, Barnstaple, Exmoor & the Coast

A large detached character residence arranged as two self contained wings offering 7 bedrooms overall, suitable for dual occupation or as home with income

- Wing One; 28' Sitting Room, Dining Room
- Wing Two; 22' Kitchen/Dining Room
- Double Garage, Additional Parking
- PP applied for to create 2 separate dwellings
- Council Tax Bands D & A
- Kitchen, 4 Bedrooms, 3 Bathrooms
- Sitting Room, 3/4 Bedrooms, Shower Room
- Extensive decking. Hillside gardens
- South facing site, sun all day
- Freehold

Guide Price £670,000

## Stags Barnstaple

30 Boutport Street, Barnstaple, Devon, EX31 1RP

01271 322833 | [barnstaple@stags.co.uk](mailto:barnstaple@stags.co.uk)

## The London Office

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

020 7839 0888 | [enquiries@tlo.co.uk](mailto:enquiries@tlo.co.uk)



@StagsProperty

## SITUATION & AMENITIES

In terms of location, the property enjoys the best of all worlds, being well detached, in an elevated position commanding fine pastoral views, off a quiet little-used country lane. Chelfham is a Hamlet within the Parish of Bratton Fleming, which is a few minutes by car, and offers general community store, community primary school and church. Exmoor National Park, with its dramatic scenery is a further 5 minutes or so by car, and within about 15/20 minutes is the renowned West Buckland private school. Barnstaple, North Devon's regional centre is about 10 minutes and houses the area's main business, commercial, leisure and shopping venues. There is also access to the North Devon Link Road, which runs on in a further 45 minutes or so to Jct.27 of the M5 Motorway and where Tiverton Parkway offers fast service trains to London Paddington in just over 2 hours. Exeter, the county town, with its international airport, excellent shopping and scholastic facilities is some 56 miles away. The dramatic North Devon coast offers many leisure opportunities, with resorts at Croyde, Saunton (also with Championship Golf Course) and Woolacombe about 12, 14 and 15 miles distant respectively.

## DESCRIPTION

This unique residence presents elevations mainly of painted render, partially of stone, with double glazed windows throughout, beneath tiled roofs. The generous accommodation is characterful, bright, spacious and versatile, which can be utilised as one substantial single-family residence, or as it is currently as two self-contained wings, suitable for dual occupation by parts of the same family or on a home with income basis. In order to increase options, we understand from the vendors that they have instructed a local firm of architects to apply for planning permission in so that the property can be separated into two attached but separate residential dwellings, capable of being sold individually if appropriate. Within recent times, the secondary unit has been let on a holiday basis and is capable of producing a healthy income, further details of which are available from the Selling Agents upon application.





## ACCOMMODATION

The layout of the accommodation is more clearly identified upon the accompanying floorplans, but comprises: Wing 1 – ENTRANCE LOBBY giving access to the main LIVING ROOM, which is the heart of the property and a very large room with high ceiling, featuring painted beam. There is a wood burner, wood effect flooring and staircase rising to First Floor (described later). Off this is a LOBBY and Ground Floor BEDROOM with ENSUITE BATHROOM with modern 3-piece suite. This room is ideal for those who cannot manage stairs or for future-proofing. There is a generous through KITCHEN/DINING ROOM in two distinct zones, separated by an open archway. The KITCHEN is fitted with an extensive range of base units in a royal blue theme. There is space for a range cooker, plumbing for dishwasher and this opens into the DINING zone, with dual aspect and sliding patio doors leading to the FRONT GARDEN area. On the First Floor are THREE FURTHER DOUBLE BEDROOMS – the larger having the benefit of an ENSUITE SHOWER ROOM. There is also a FAMILY SHOWER ROOM. Wing 2 – on the Ground Floor provides a light and airy LIVING ROOM with a SHOWER ROOM off. Steps leads to a modern KITCHEN/DINING ROOM with ample units and appliance space, as well as good size area for a dining table. Also off the living area, steps lead to a large BEDROOM. The main staircase leads to the First Floor and to two further BEDROOMS and a LARGE ROOM which has a wc and washbasin within it, but could become a FURTHER BEDROOM or if fitted further, a large family bathroom.

## OUTSIDE

The property is approached by its own private driveway, leading to a large parking and turning area with space for multiple vehicles, and pair of GARAGES. To the front of the house, there is a level area of GARDEN, large timber DECKING with balustrade looking out over the valley, further lawned and PATIO area. To the front of the secondary wing, they too have their own area of PATIO STYLE GARDEN and to the rear of the property there is access to an elevated area, which has a sunken seating/dining area – ideal for social gatherings and again benefitting from superb views.

## SERVICES

Mains electricity and water. Private drainage. According to Ofcom Ultrafast broadband is available in the area, and there is limited mobile signal. For further information please visit <https://checker.ofcom.org.uk/>

## DIRECTIONS

W3W/////prepped.revamped.motivates

From Barnstaple town centre continue up Bear Street, into Goodleigh Road, following the road towards Bratton Fleming. As you reach Chelfham Mill viaduct, turn right signposted Stoke Rivers and Brayford. After a short distance, bear left after passing beneath the viaduct. Bear first left, climb the hill and the entrance to the Old Coach House will eventually be seen on the left-hand side. The access turns sharply to the left, and the property is set above the lane.

Approximate Gross Internal Area  
 Wing 1 = 157.8 sq m / 1698 sq ft  
 Wing 1 = 98.0 sq m / 1055 sq ft  
 Outbuilding = 29.6 sq m / 319 sq ft  
 Total = 285.4 sq m / 3072 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1193138)



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>92</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>54</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	



