



Upcott Farm







Upcott Farm Roundswell

Barnstaple, Devon, EX31 3NP

Barnstaple Town & the North Devon Coast within a short drive

A stunning Grade II Listed thatched residence sitting within around 13 acres of secluded grounds & mature woodland set on the very edge of Barnstaple, moments from the town yet cocooned in complete privacy

- Around 3556 sq ft of stunning accommodation
- Tastefully renovated
- Grade II Listed
- Gardens & grounds of around 13 acres
- Period barns with scope to develop (stp)
- Private & peaceful location
- Close to all amenities & the Coast
- Must be viewed to be fully appreciated
- Freehold
- Council Tax Band G

Guide Price £1,595,000

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



SITUATION & AMENITIES

The property enjoys a convenient, favoured and quiet location however is within a short distance of amenities and close to the Tarka Trail, Fremington Quay and the popular village of Instow which is around 5 miles away. Barnstaple Town Centre is less than 2.5 miles away and offers an excellent range of amenities including both local and national High Street shops, banks and leisure facilities including Cinema, Theatre and Leisure Centre and the North Devon District Hospital on the Periphery of the Town. From Barnstaple there is access to the A361 North Devon Link Road which connects in about 45 minutes to JCT.27 of the M5 Motorway, where Tiverton Parkway also allows access to London Paddington in about 2 hours. The safe, sandy, surfing beaches of Croyde, Saunton and Woolacombe are within about half an hour, as is Exmoor National Park.

DESCRIPTION

Approached via a treelined sweeping drive, Upcott Farm is set on the very edge of Barnstaple, moments from the town yet cocooned in complete privacy. The property is an enchanting Grade II Listed thatched residence sitting within around 13 acres of secluded grounds and mature woodland, all with great scope for future development.

This stunning period home has been meticulously and sensitively restored, elevating its historic charm while introducing a refined level of modern comfort. The result is a home of remarkable character and versatility, perfectly suited to those seeking a peaceful retreat without compromising on convenience. Externally the property includes formal gardens, extensive patio areas, ample off-road parking, car port/workshop and period barn with potential to convert into additional accommodation subject to planning.





ACCOMMODATION

A bright entrance hall with oak latch doors leads to the main rooms, including an elegant dining room, a flexible study or fifth bedroom with cloakroom, and a welcoming sitting room centered around a wood-burning stove. The kitchen forms the heart of the home: a high-quality, thoughtfully designed space with oak worktops and integrated appliances, supported by a boot room and a secondary preparation kitchen. The living areas flow into a cosy snug and then into an impressive open-plan room with a vaulted ceiling, exposed timbers, ceiling fans, and a multi-fuel stove. Flooded with natural light, this standout space opens directly onto the gardens, creating an effortless connection to the outdoors.

Upstairs, four spacious double bedrooms and stylish bathrooms continue the home's refined feel. The east wing provides two generous bedrooms and a modern shower room, while a separate guest suite includes a double bedroom and a luxurious bathroom with a freestanding roll-top bath. The principal suite is accessed via a private dressing room with walk-in wardrobes and features a bright bedroom and contemporary ensuite.

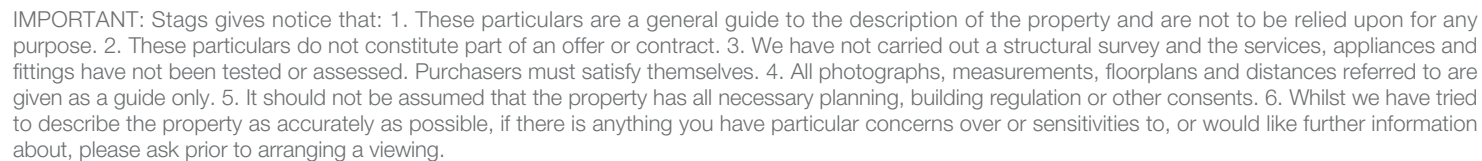
OUTSIDE

The grounds surrounding Upcott Farm are truly captivating. A pretty front garden forms the approach, while to the rear three generous terraces provide superb spaces for outdoor dining and evening gatherings, each thoughtfully lit to extend their use into the night. The land stretches to around 13 acres, incorporating three easily managed paddocks and a natural woodland area, creating an exceptional sense of peace, privacy, and rural seclusion. Practicality is well catered for, with extensive off road parking, a car port, and a traditional stone-and-cob barn offering exciting scope for conversion into two further dwellings (subject to planning). A modern barn also sits within the grounds, providing ideal covered parking for a high roof motorhome. All set within around 13 acres.

SERVICES

Mains water and electric.
Private drainage.

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		48	75
England & Wales		EU Directive 2002/91/EC	



