

Grade II Cottage and Barn, Large Grounds

Glebe Cottage, Yarnscombe, Barnstaple, EX31 3LR

Offers In The Region Of

£625,000



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Grade II 3 Bed. Character Cottage and Barn, Large Grounds about 0.8 Acres.

Glebe Cottage, Yarnscombe, Barnstaple, EX31 3LR



In a quiet rural setting, a pretty south-facing Grade II listed 3 bedroomed period cottage of considerable charm and character together with a large stone barn (about 55 sq. m on each floor) off-road parking and secluded private grounds the whole about 0.08 acres.

The property is approached over a private no through rural lane owned by its neighbour, it looks out over a field with views to the east to the surrounds of the River Taw valley. From the property there are a number of footpaths and green lanes over which to enjoy the surrounding countryside.

Barnstaple, the administrative centre for North Devon is some 6 miles to the north which provides excellent business and leisure facilities including the green lanes shopping centre out of town superstores, live theatre, new leisure centre, tennis courts and access to the Tarka trail a cycle track/footpath, running around the rivers Taw and Torridge estuaries.

To the south, Great Torrington is about 5 miles with a range of local facilities and amenities including supermarkets, schooling for all ages pannier market and the renowned art centre together with golf course and access also onto the Tarka trail.

Exmoor and Dartmoor national parks are both within approximately a 30 minute or so drive offering but offering excellent riding walking and other countries pursuits as is the North Devon coastline at Westward Ho, Instow, Saunton, Croyde and Putsborough

From Barnstaple there is access on to the North Devon link road which runs through to junction 27 on the M5 motorway to the east side of Tiverton where there is also the Parkway railway station from where journey times to London Paddington are approximately two hours distant. There is a local train service running along the River Taw valley from the North Devon to Exeter through Umberleigh just a few miles away that also links through to the main London railway line.

DETAILS

A delightful rural cottage, now one dwelling but originally believed to have been built as a pair of cottages given the major fireplaces at either end of the current structure and what appears to be an in filled door to the left of the current entrance porch.

The cottage built primarily in stone has rendered first floor elevations and is under a thatched roof and is full of charm and character both of the open fireplaces have original bread ovens, there are exposed ceiling joists and beams and the house has timber frame lead light windows throughout.

The stone built barn, with unusual hipped roof has a pair of threshing barn doors to the south front elevation together with a rear personnel door and originally appears to have had a second floor, it certainly has the height for it. This could be ideal for use as an art studio, workshop or possibly even additional accommodation for the main dwelling, subject to planning.

The grounds included are linear running mainly to the west of the property and have become overgrown over the years although recently cleared and there are a number of fruit trees now exposed. The whole extends to about 0.80 of an acre.

Services - Borehole Water, Mains Electric, Private Drainage, Electric Panel Heaters.

Council Tax - Band D

EPC Band - Listed Building

VIEWING

By appointment through our
Phillips, Smith & Dunn Barnstaple office-
01271 327878



Entrance Porch

Sitting Room 5.4 x 4.4 (17'8" x 14'5")

South facing, exposed ceiling joists and beam, lovely open stone fireplace with beam over and bread oven. Door to porch.

Dining Room 4.5 x 4.39 (14'9" x 14'4")

South facing, 2 wall mounted electric panel heaters. Open stone fireplace with beam over, bread oven and inset wood burning stove. Exposed ceiling joists.

Kitchen 5.83 x 2.75 (19'1" x 9'0")

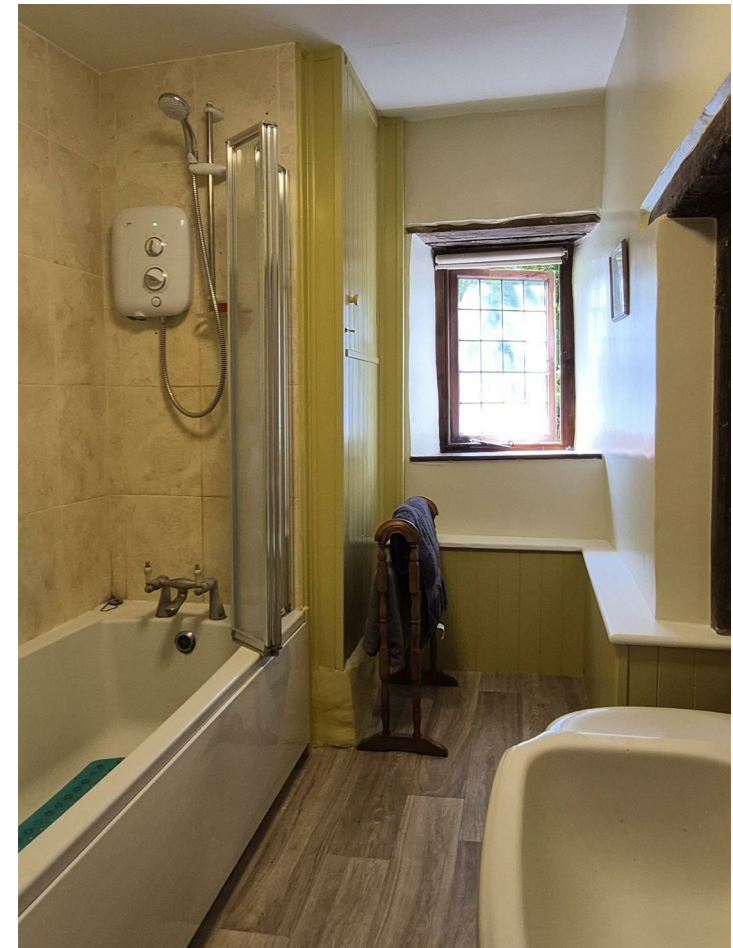
Quarry tiled floor. Rayburn Royal oil fired cook and heat, meat hook, fitted base and wall cupboards and drawers, stable door to rear. Opening to further area with units to 3 walls, washing machine point, single drainer, sink unit and 4 ring gas hob (cylinder gas)

Landing

Wall mounted electric heater,

Bedroom 1 4.38 x 3.0 (14'4" x 9'10")

Wall mounted electric heater, South facing. Built in cupboards part shelved and part wardrobe.



Bedroom 2 3.58 x 2.62 (11'8" x 8'7")

Wall mounted electric heater, South facing. Victorian fireplace, Built in cupboards part shelved and part wardrobe.

Bedroom 3 2.85 x 2.18 (9'4" x 7'1")

Wall mounted electric heater, South facing.

Bathroom 3.141 x 1.73 (10'3" x 5'8")

Panelled bath, part tiled surrounds, Mira Elite electric shower, folding shower screens. Cupboard with hot tank and some shelving, immersion heater. Low level; wc. pedestal hand basin, slate splashback.

Off Road Car Parking

Concrete and space for at least 3 cars running back into the garden allowing more to be parked.

Stone Barn 9.96 x 5.52 (32'8" x 18'1")

Stone built barn with double threshing doors to south front. Slate roof and originally on 2 floors with first floor removed at some stage. Concrete floor, electric light.

Grounds

These are on 3 sides of the cottage and barn and become overgrown in recent years but recently major steps have been taken to clear them but a little further work is required. They are in a number of compartments and have in the past been used as vegetable garden, orchard with some trees still remaining, and grassed areas. The whole extends to about 0.80 acres.





DIRECTIONS

From the A361/A39 Atlantic Highway, as you pass by south of Barnstaple turn left on to the B3232 road as though towards Torrington. Follow this road for some 4 miles where you will pass by the village of Newton Tracey and continuing on pass through Alverdiscott. From Alverdiscott travel for approximately 2 miles further where you will pass by the Paint Ball/Laser facility at South Down and a few hundred yards thereafter turn left at Cloggshill Cross towards Yarnscombe. As you reach the speed limit signs at the south edge of the village take a right turn. After about 200 yards turn left into a lane to Ley Marden and the property is to the left of the lane after 400 yards or so. Using what3words free app for mobiles enter the phrase [///plums.elbowing.encoded](https://www.what3words.com/?q=///plums.elbowing.encoded)



VIEWING

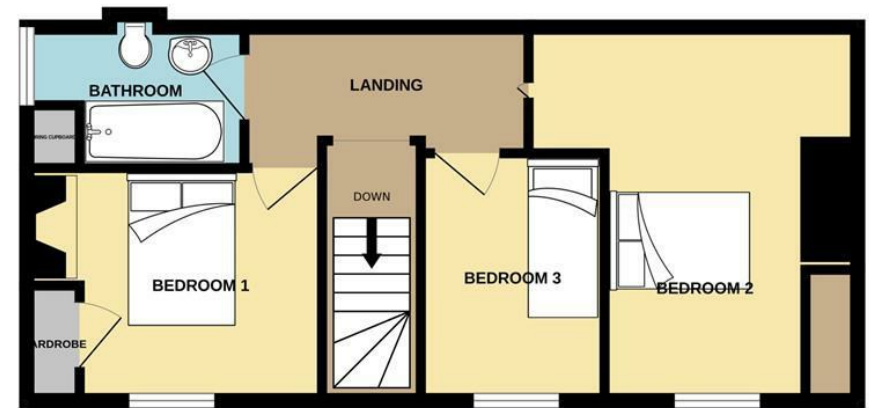
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GROUND FLOOR
604 sq.ft. (56.1 sq.m.) approx.



1ST FLOOR
448 sq.ft. (41.7 sq.m.) approx.



GLEBE COTTAGE, YARNSCOMBE, EX31 3LR

TOTAL FLOOR AREA : 1053 sq.ft. (97.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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