



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.  
Made with Metropix ©2025



**3 Bed House - Semi-**  
East Kennacott Newton Tracey, Barnstaple, EX31 3PW

Asking Price  
**£100,000 - £300,000**

- Preliminary Notice Of Auction
- Cash Buyers Only
- Grade II Listed Renovation
- Fantastic Location

### Directions

Directions to find : From Barnstaple proceed along the A39 North Devon Link Road upon reaching the Roundswell roundabout take the left (first) exit onto the Torrington Road clearly signposted. Follow this road for about 4 miles driving through and out of Newton Tracey. Continue down the hill and past the Ironworks on your left and continue up the hill taking your first left. Continue down the lane until you reach the end and the property will be found in front of you to the right.

**Looking to sell? Request a free sales valuation for your property.**

Call 01271 327878  
or email [barnstaple@phillipsland.com](mailto:barnstaple@phillipsland.com)

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of a contract.  
Copyright 2016 Phillips Smith & Dunn. All rights reserved. Phillips Smith & Dunn is a name of P. S. & D. Limited.  
Our company registration number is 04753854 and we are registered in England and Wales.



## Room list:

### Entrance porch

### Dining Room

5.29 x 4.19 (17'4" x 13'8")

### Sitting room

4.45 x 3.90 (14'7" x 12'9")

### Kitchen

3.66 x 2.50 (12'0" x 8'2")

### Pantry

3.46 x 2.64 (11'4" x 8'7")

### Shower room

### Bedroom 1

4.44 x 4.07 (14'6" x 13'4")

### Bedroom 2

3.21 x 5.42 (10'6" x 17'9")

### Bedroom 3

5.79 x 2.68 (18'11" x 8'9")

## Services

See opposite page

## Viewings

Strictly by appointment with the  
Phillips, Smith & Dunn Barnstaple  
branch on  
01271 327878

Council Tax band C

EPC Rating C

Tenure: Freehold



Tucked into the quiet hamlet of East Kennacott, this is a former farmhouse of real heritage and presence, now standing in need of complete and sympathetic restoration. Part of a group of Listed buildings, it offers a once in a generation chance to take a building of genuine historic interest and bring it sensitively back to life. This is a substantial and demanding project, not a renovation in the cosmetic sense. The property is has not been habitable for many years and requires extensive structural repair throughout, including significant works to the roof and floors. It will appeal to a buyer with the vision, resources and appetite to restore a special building, and to do so with the care its heritage deserves. What survives, however, is full of promise. Behind the dilapidation sit handsome leaded casement windows, exposed stone and timber, and the kind of period proportions that simply cannot be recreated. For the right person, the opportunity here is considerable.

For all its present condition, the farmhouse retains much of the character that makes a building like this worth saving. Handsome leaded casement windows, exposed stone and timber, and a number of original internal features survive, including a charming antique transfer printed earthenware WC pan in the blue and white willow style, the kind of authentic period detail that is increasingly rare. These features form part of the building's special interest and are to be retained and restored sympathetically rather than removed.

Agents Note: The property is Grade II Listed and Listed Building Consent will be required for most works of alteration, extension or demolition, internally and externally. Carrying out such works without consent is a criminal offence. Prospective purchasers must satisfy themselves as to what may and may not be permitted before committing to a purchase. The property is derelict and has not been fit for habitation for many years. It is offered strictly as a renovation and restoration project. It is not considered mortgageable in its current condition. Any reference to potential or scope is given in good faith and does not constitute a representation or warranty that planning permission or Listed Building Consent will be granted.

Viewings are strictly by prior appointment with the agent. The property is in a dangerous and structurally unsound condition. There is no safe first floor access, there are open voids between floors, and there is debris throughout. All viewers attend entirely at their own risk. Sturdy footwear is essential, and children must not attend. We strongly recommend that any survey or inspection is carried out by a suitably qualified professional.

All measurements, where given, are approximate and for guidance only. There is an electric supply and gas mains is available nearby. The property shares a water main supply and a septic tank.