

Coombe House







Coombe House,

Muddiford, Barnstaple, Devon, EX31 4EZ

Tucked away off a quiet, little used lane. Barnstaple, Exmoor & the Coast, all about 20 minutes

A charming detached period barn conversion with secluded gardens in a peaceful village setting

- Deceptively generous & versatile accommodation
- Suit dual occupation/home & income or large family
- 2 Kitchens, Garage, Ample Parking
- Excellent Summerhouse/Studio/Office
- Council Tax Band E
- Includes a 1 bedroom self-contained annexe
- Overall; 5 Bedrooms, 5 Bathrooms, 3 Receptions
- Well tended, mature gardens
- ASHP, Wood burners & Solar Panels
- Freehold

Guide Price £675,000

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

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@StagsProperty

SITUATION & AMENITIES

Coombe House is tucked away off a quiet, little-used country lane situated within the pretty Devonshire hamlet of Muddiford, located on the outskirts of Barnstaple. Marwood Parish includes several hamlets and villages of which Muddiford is one - steeped in history and understood to date back to the Saxon and Medieval period, with mentions in the Domesday Book. Within the Parish there is a local Inn, Marwood primary school, village hall and several churches. Barnstaple – North Devon's regional centre and primary market town lies about 4 miles to the South and houses the area's main business, commercial, entertainment and shopping venues, as well as Pannier Market, live theatre and North Devon District Hospital. North Devon's famous coastline is within easy reach and provides excellent sandy surfing beaches including the favoured resorts of Croyde, Instow, Putsborough, Saunton (also with Championship Golf Course) and Woolacombe. At Barnstaple the North Devon Link Road can be accessed and leads on in a further 45 minutes or so to Jct.27 of the M5 Motorway and where there is also access to Tiverton Parkway, with trains to London Paddington in just over 2 hours. The area is well-served by excellent state and private schools including the renowned West Buckland school, with local pickup points. The nearest international airports are at Bristol and Exeter.

DESCRIPTION

Coombe House comprises a charming, detached period property, which presents elevations of stone and painted render with double glazed windows, beneath a slate roof. We understand that the building was originally the barn/stables to nearby Muddiford House and then became a microfiche factory, then a pair of cottages, and was finally converted to a single dwelling in the late 1990s. The annexe extension was subsequently added by the current owners during their 10-year tenure. The accommodation is not unlike the TARDIS as the property is bigger than it seems. This includes – on the Ground Floor: an interconnecting but also totally self-contained annexe – making the property suitable for dual occupation as now or for a variety of home and income options, or simply as one larger family house. Internally, character features sit well with 21st Century refinements which include air source heat pump heating, electric car charging point and solar panels. The house is complemented by mature, secluded gardens which back onto woodland and feature an insulated timber summer house/studio/office, from which there are fine views over open countryside.

ACCOMMODATION

GROUND FLOOR

Replacement double glazed front door to ENTRANCE LOBBY which opens out into INNER HALL/LIBRARY/STUDY AREA with ample room for desk/piano, etc. The wall decorated in faux bookcase conceals the electric circuit board. From the ENTRANCE LOBBY a multi-pane glazed door leads to SITTING ROOM with corner stone fireplace, Bressumer beam, fitted wood burner, wood topped stone display plinth to left-hand side, views over the garden, walk-in cupboard, connecting door to ANNEXE (described later). PLAYROOM/SEPARATE STUDY/POTENTIAL BEDROOM 6 pair of glazed doors to GARDEN ROOM with tiled floor, cylindrical wood burner on slate heath, pair of glazed doors to GARDEN, vaulted and beamed ceiling, views over the garden. MAIN KITCHEN/DINING ROOM in a cream theme topped by natural woodwork surfaces, pewter handles, matching wall mounted cupboards, ESSE electric range (for cooking only) incorporating hot plate, large and small ovens and induction hob, extractor hood above. The wall units include a plate rack, and one has a glass front. There is an integrated dishwasher, integrated fridge/freezer, larder cupboard, Butler sink, a former bread oven houses a wood burner and there is wood effect flooring throughout the room. A multi-pane glazed door leads to UTILITY AREA/SERVERY work surface with cupboards under and above. CLOAKROOM low level wc, wash hand basin with cupboard under, work surface with curtained-off space and plumbing for washing machine, extractor fan. REAR LOBBY with multi-pane glazed door to OUTSIDE, to the ANNEXE and straight into the KITCHEN/DINING ROOM with good range of modern units, topped by wood-effect work surfaces, integrated dishwasher, single drainer enamelled sink unit, vaulted and beamed ceiling, space for upright fridge/freezer. Pair of multi-paned glazed doors to SITTING ROOM leading through to BEDROOM with curtained-off clothes hanging recess. ENSUITE SHOWER ROOM with tiled cubicle, wash hand basin with drawers and cupboards beneath, mirror-fronted medicine cabinet, low level wc, extractor fan.

Returning the MAIN HALL, a staircase rises to GALLERIED LANDING cupboard housing hot water cylinder. All four First Floor BEDROOMS are doubles. There is a step up to BEDROOM 1 with a range of built-in wardrobes to one wall, pair of multi-paned casement doors to GARDEN. ENSUITE BATHROOM with panelled bath, telephone style mixer tap/shower attachment as well as overhead shower, low level wc, wash hand basin with drawer and cupboards beneath, mirror-fronted medicine cabinet, ladder style heated towel rail/radiator. BEDROOM 2 range of built-in wardrobes to one wall. ENSUITE SHOWER ROOM with tiled cubicle, pedestal wash basin, low level wc. BEDROOM 3 range of built-in wardrobes to one wall. ENSUITE BATH/SHOWER ROOM with wood panelled bath, tiled shower cubicle, pedestal wash basin, strip light/shaver point, low level wc, bidet, stripped wood flooring. BEDROOM 4. Adjacent FAMILY BATHROOM with tiled flooring and walls, panelled bath, wash hand basin, low level wc, extractor fan, ladder style heated towel rail/radiator. There is underfloor heating in the annexe kitchen/rear hallway and the main bathroom has separate electric underfloor heating.













OUTSIDE

From the lane, the property is approached by a driveway flanked by stone walls via a pair of double gates to an initial car parking area for 3-4 vehicles. The drive then leads to the side of the dwelling onto a SINGLE GARAGE with an up-and-over door. Closest to this is an electric charge point and external water tap. From the parking bay a gate within an arched stone surround leads to the front garden, which is mainly laid to lawn, interspersed with mature specimen trees and shrubs – including some fine camelias and rhododendrons, etc. Steps lead up to the SUMMER HOUSE, which has a galleried deck to the front from which to enjoy the fine views. There is power, light and water connected. A pathway then leads up to the rear of the property and back down via a slope to the garage area. The garden has been landscaped with ease of maintenance in mind and is well-tended.

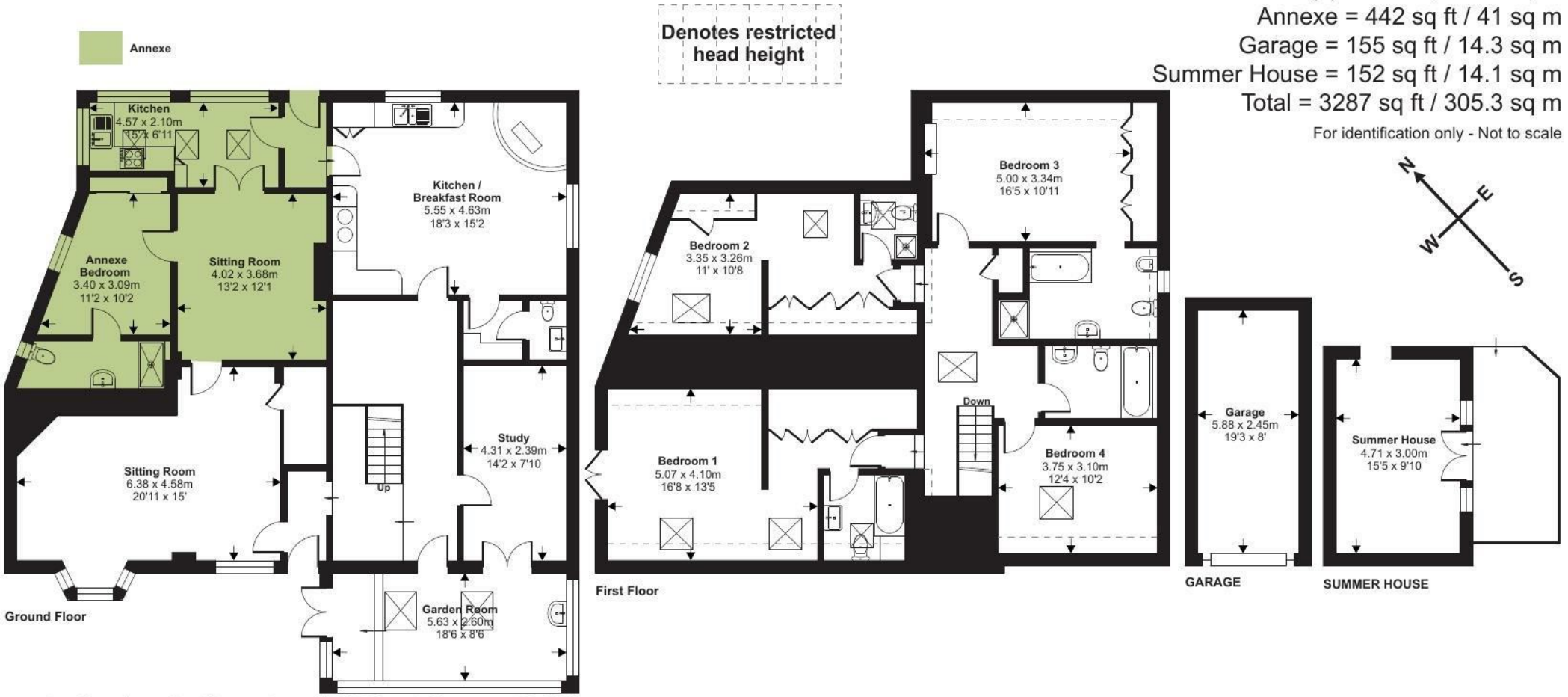
SERVICES

Mains electricity and water connected. There are solar panels which produce energy and income. Heating is by air source heat pump. Drainage is to a shared private system on Muddiford House's land.

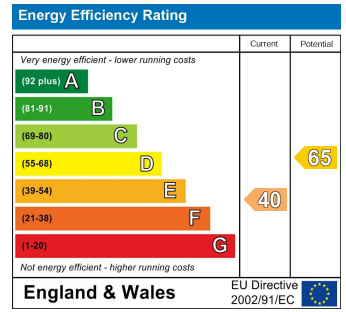
DIRECTIONS

Leaving Barnstaple on the A39 in the direction of North Devon District Hospital, at the traffic lights with the hospital on the right, continue across then take the next left-hand turn onto the B3230. Follow this road, passing the Muddiford Inn on your right, and take the next turning on the left signed 'Marwood'. Proceed up the hill for about ½ a mile and the recessed entrance the property is on the right, just before Muddiford House.

Approximate Area = 2408 sq ft / 223.7 sq m
Limited Use Area(s) = 130 sq ft / 12 sq m
Annexe = 442 sq ft / 41 sq m
Garage = 155 sq ft / 14.3 sq m
Summer House = 152 sq ft / 14.1 sq m
Total = 3287 sq ft / 305.3 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: 1434954



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