

Rose Cottage

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Newton Tracey, Barnstaple, EX31 3QE

Barnstaple - 10 minutes, Instow beach - 15 minutes.
Saunton/Croyde/Woolacombe/Exmoor - all about 30 minutes

A charming mid-terraced period barn conversion in a timeless & tranquil rural position close to Barnstaple & the coast

- Open plan Living Room/Kitchen
- Electric Heating
- Adjoins an open field
- Ideal main/second home, UK base, Holiday let
- Council Tax Band A
- 2 Bedrooms, Bathroom
- In a farming environment
- Parking space & communal garden
- No onward chain
- Freehold

Guide Price £195,000

SITUATION & AMENITIES

Litchardon is a timeless and tranquil hamlet forming part of the parish of Newton Tracey, situated within the catchment area of Horwood and Newton Tracey Primary school (1.8 miles) in the village of Lovacott and within a rural farming environment yet easily accessible for Bideford, Barnstaple, Great Torrington, the coast at Instow and Westward Ho! as well as Exmoor and North Devon surfing beaches, a little further afield. Roundswell Retail Park offering several supermarkets etc, on the fringe of Barnstaple, is about 10 minutes by car with the town centre a further 5 minutes or so. As the regional base, Barnstaple offers the area's main business, commercial, leisure and shopping venues as well as live theatre and district hospital. At Barnstaple, there is access to the North Devon Link Road, which leads on in about 45 minutes or so, to Junction 27 of the M5 Motorway and where Tiverton Parkway offers a fast service of 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 pick up points. The nearest international airports are at Bristol and Exeter.

DESCRIPTION

Rose Cottage is one of four terraced period barn conversions, and this particular property presents most attractive elevations of stone with double glazed windows, beneath a tiled roof. The original barns were converted in 1986 and the cottage has been used since 1988 by the current owners as a holiday let for many years, and latterly as a second home. The property can be used as principal residence, 2nd home, UK base, holiday let or a combination of these uses. Internally the accommodation combines 21st Century refinements with character features, and there is extensive use of oak and natural timber. There is no upward chain and the property is being sold on the basis of sold as seen, with the majority of contents included. The three neighbouring properties are all currently utilised as main residences.







ACCOMMODATION
GROUND FLOOR

UPVC stable type door into open plan KITCHEN/LIVING area with extensive character features and large UPVC window making the room light filled. KITCHEN area is separated by a tiled floor with plenty of wood effect wall cupboards, some of which are glass fronted. KITCHEN with free-standing four- burner electric cooker and an ample sized stainless steel sink with a drainage board, fridge/freezer, understairs storage space.

FIRST FLOOR

LANDING with vaulted ceilings, exposed beams, fitted carpet. BEDROOM 1 with vaulted ceiling, two Velux skylights with fitted blinds, fitted carpet flooring. Modern SHOWER ROOM with Mira electric shower and two piece suite, STORAGE CUPBOARD housing water tank. and Aztec electric boiler. BEDROOM 2 Velux skylight, fitted blind, vaulted ceiling with exposed beams.

OUTSIDE
There is a dedicated parking bay within a shared communal car park. A pedestrian gate and pathway then lead to the front of the house. The gardens are currently arranged on a communal basis, and are laid to sweeping lawns, however there is an area of the garden which is privately owned by Rose Cottage.

SERVICES
Mains electricity. The water supply is currently provided via the adjoining farm however we understand that we will be moving to mains water in June 2026. Sewage is to a shared private system. Electric central heating with radiators in each room. According to Ofcom, broadband is available in the area and mobile signal is unlikely. For further information please visit https://checker.ofcom.org.uk/

LETTINGS
If you are considering investing in a Buy To Let or letting another property, and require advice on current rents, yields or general lettings information to ensure you comply, then please contact a member of our lettings team on 01271 322837 or rentals.northdevon@stags.co.uk.

DIRECTIONS
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Leaving Barnstaple at Roundswell roundabout take the Torrington road and after about half a mile, bear right signed Brynsworthy, follow his lane for about a mile and a half, you will arrive at Litchardon the farming hamlet. The cottage will be found within the run of 4 on the right-hand side shortly after Higher Litchardon. If coming from Fremington, head West on Mill Hill/B3233, then turn left onto Old School Lane. Follow the road until the 'T' junction, then turn right and take the next left turn. Follow the road and turn left at the crossroad. Follow the road and the property will be found on the left-hand side.



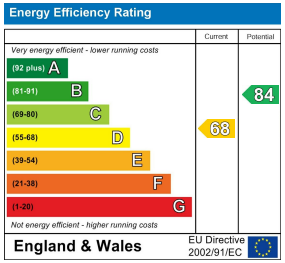




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