

STAGS

Sorting House , Newton Tracey, Barnstaple, North Devon EX31 3PL

A brand new detached bungalow constructed to a high specification, set in a select development in a favoured North Devon village

Village amenities walking distance. Barnstaple centre, 15 minutes. The coast at Instow 15 minutes

• Brand New Detached Bungalow • Select Development of High Specification Properties • Village Location • Principal Bedroom with Ensuite • 2 further Bedrooms & Family Bathroom • Kitchen/Diner & Utility • Study/Bedroom 4 • Garden & Double Garage • Council Tax Band TBC • Freehold

Guide Price £795,000

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SITUATION

The site is elevated and enjoys lovely Southerly views over open countryside. Newton Tracey offers public house/restaurant, church and regular bus services which run close by. The site is equidistant of Barnstaple, Bideford as well as Great Torrington. Bideford is located on the banks of the river Torridge and offers a wide range of amenities including supermarkets and schooling for all ages. Barnstaple is located on the banks of the rivers Taw and Yeo and as the Regional Centre, houses the area's main business, commercial, leisure and shopping venues. The nearest estuary/coastal village/beach is Instow about 20 minutes by car otherwise North Devon's famous sandy surfing beaches at Croyde, Putsborough, Saunton (also with Championship Golf Course) and Woolacombe are all about half an hour as is Exmoor National Park. The North Devon Link road is nearby and leads on to Junction 27 of the M5 as well as Tiverton Parkway where London Paddington can be reached by train in just over two hours. Closer to home and about 1 mile to the West is the well regarded village primary school at Lovacott.

DESCRIPTION

Sorting House is a spacious detached bungalow constructed to a high specification set in a select development. The accommodation comprises: Entrance Hall, Cloakroom, Living Area/Snug, Family Kitchen/Dining Room, Utility Room, Study/Bedroom 4, Principal Bedroom with ensuite and fitted wardrobes, 2 further Bedrooms - both with fitted wardrobes, Family Bathroom, Double Garage, Parking and large garden enjoying stunning countryside views.

The property benefits from double glazed windows, underfloor heating, air source heat pump central heating, and Builds Zone 10-year guarantee. Construction is traditional, bespoke options are possible (subject to the juncture of build/cost implications). The access is to be tarmacked and the drives will be block paved. Gardens are to be landscaped, including terraces and lawns.

Completion expected Summer 2026

A full specification is available upon request from the selling agents.

SERVICES

Air source heat pump (underfloor heating)
Private drainage
Mains water
Mains electric
Solar panels with battery storage
Smart EV charging points

DIRECTIONS

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