



Bond
Oxborough
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Changing Lifestyles

East Barton Gate
Challacombe
Barnstaple
Devon
EX31 4TU

Guide Price: £450,000 Freehold



Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com

East Barton Gate, Challacombe, Barnstaple, Devon, EX31 4TU

A SEMI-DETACHED HOUSE & A 1 BEDROOM DETACHED BARN



- 3 Bedrooms
- Welcoming Lounge with feature wood burner
 - Light & spacious Kitchen / Diner
 - Utility Room & downstairs Shower Room
 - Large & sunny garden
 - Driveway parking for 2-3 vehicles
- Detached 1 Bedroom barn with private parking for 2 vehicles & a low-maintenance sunny garden
- Presenting an excellent opportunity for dual living
 - No onward chain
- Fantastic location on the edge of Exmoor with breathtaking views



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Overview

This charming property offers a dynamic setup with a 3 Bedroom semi-detached house and a detached 1 Bedroom barn, presenting an excellent opportunity for dual living or a variety of uses. With no onward chain, it is situated in a fantastic location on the edge of Exmoor, benefiting from a great local pub, post office facilities and breathtaking views through the valley. The surrounding countryside and nearby coastal walks make this an idyllic setting for those who love the outdoors.

The main house features a welcoming Lounge with a feature wood burner set within a stone surround, complete with a historic bread oven. The space enjoys ample storage and picturesque views of the garden and valley. The Kitchen / Diner is light and spacious, showcasing characterful exposed beams, Velux roof lights, a granite worktop with an inset Belfast sink, an Esse solid fuel stove and an electric hob with ovens. There is generous room for a dining table, creating a perfect space for family meals. The Utility Room, formerly a dairy parlour, provides additional storage, a sink and access to the garden. A modern downstairs Shower Room offers a 3 -piece suite with a walk-in shower, metro tile surround, electric shower with a direct feed supply, and underfloor heating.

Upstairs, the First Floor boasts a large Main Bedroom with stunning front-facing views, extensive storage, a double wardrobe and a charming inglenook fireplace. The third Bedroom is well-proportioned with dual aspect windows, allowing for abundant natural light and scenic views. The Second Floor presents a spacious and airy double room with a versatile dressing room, study, or office space, as well as additional storage and more breathtaking views.

The exterior of the property includes an easy to maintain large and sunny garden with wild bedding borders, mature shrubs and trees, and uninterrupted views of the valley. There is also a garden shed and driveway parking for 2-3 vehicles, with potential for additional parking space.

The detached 1 Bedroom barn, converted in 2013, is a superb addition to the property. The open-plan Ground Floor features a charming flagstone floor, a feature fireplace, fitted kitchen units with a Belfast sink and a 2-ring electric hob, and a useful Porch / storage area. A modern 3-piece Shower Room includes a shower enclosure, slate flooring and an understairs water heater. The First Floor is bright and spacious, offering a dual aspect layout with Velux windows and flexible space for both a bed and a snug seating area.

Outside, the barn benefits from its own private parking for 2 vehicles and a low-maintenance sunny garden with a wild meadow lawn, a small pond, raised wall gardens, a log store, a garden shed and stunning valley views.

This unique property is brimming with character, space and potential, making it a truly special opportunity in a sought after location.

Agent Notes

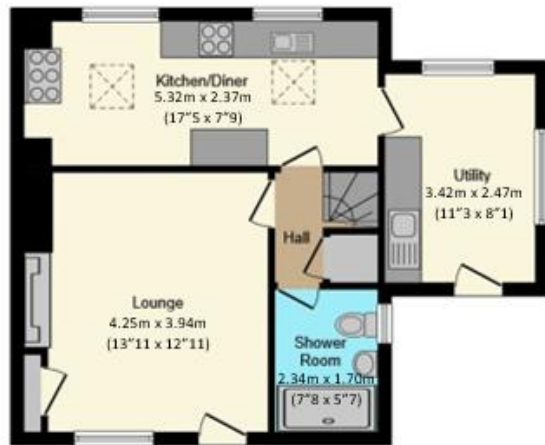
Main House - has mains water, a solid fuel Esse stove which heats the hot water in addition to the immersion heater. The Kitchen and Bathroom were completely upgraded in 2017. There is Planning Permission to extend the main property. The septic tank is shared with the neighbour and costs are split 50/50

Barn - converted in 2013. Bio tank. Spring water.

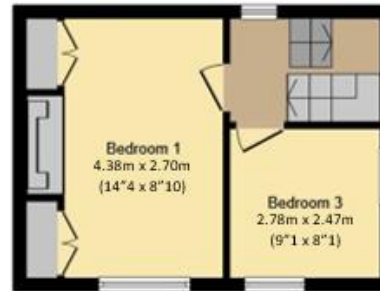
Council Tax Band

C with Improvement Indicator - North Devon Council

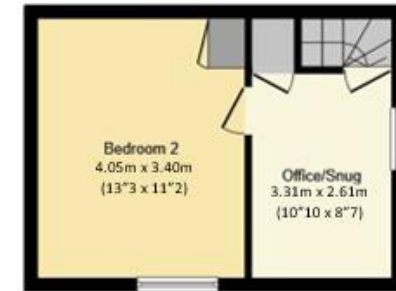
If the property has been improved or extended since it was placed in a Council Tax band, the band will be reviewed and may increase following the sale of the property.



Ground Floor



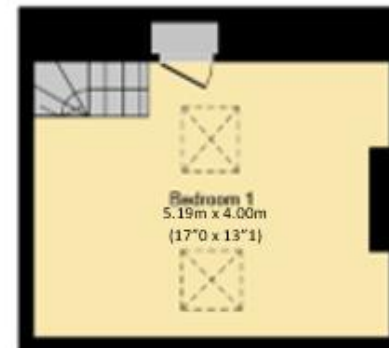
First Floor



Second Floor



Annex Ground Floor



Annex First Floor



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Area Information

The delightful and popular village of Challacombe is situated within Exmoor National Park, between Simonsbath and Barnstaple, and offers a Post Office / Convenience Store with Tea Room facilities in addition to an extremely popular pub, The Black Venus, which is renowned for excellent food.

There are primary and secondary schools located nearby including Parracombe, Brayford and South Molton.

Barnstaple Town Centre is within easy driving distance and offers a range of amenities including local and national high street shops, banks and leisure facilities and a branch railway line links Barnstaple with Exeter St. David's and Exeter Central.

Directions

Directions to this property can be easily found by using What3words: <https://w3w.co/showdown.nutty.deflation>

From Barnstaple proceed out of town on the Goodleigh Road, signposted Bratton Fleming. Proceed through the village and at Four Cross Way, turn left onto the A399 (signposted Blackmoor Gate). Continue on this road and at Friendship Farm, turn right onto the B3358 signposted Challacombe / Simonsbath. Continue into Challacombe and, immediately after the village sign, the property will be found to be the second property on your right hand side with a For Sale board clearly displayed.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50-£300 depending on the company and individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be available by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

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Devon

EX31 1SY

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C		
(55-68) D		
(39-54) E	34	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

