Bond Oxborough Phillips

Changing Lifestyles

Lethbridge Farmhouse
Lovacott
Newton Tracey
Barnstaple
Devon
EX31 3PY

Offers In Excess Of £400,000
Freehold

Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com

Lethbridge Farmhouse, Lovacott, Newton Tracey, Barnstaple, Devon, EX31 3PY

A CHARMING GRADE II LISTED FARMHOUSE WITH A DETACHED GARAGE / STUDIO

- 4 Bedrooms (1 En-suite)
- Sitting Room with inglenook fireplace, wood burner & exposed beams
- Charming Dining Room with slate-flagged floor, exposed beamed ceiling & multi-fuel burner
- Recently updated Kitchen with rear garden access
- Utility / Boiler Room & ground floor Shower Room
- No onward chain
- Peaceful no-through lane location with countryside walks nearby

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Overview

A charming 4 Bedroom Grade II Listed farmhouse, full of period character and set along a quiet no-through country lane in the heart of Lovacott. This delightful home offers the perfect balance of rural tranquillity, versatile living space and easy access to Barnstaple and Bideford, whilst also being offered with no onward chain.

The property immediately impresses with its traditional façade, neatly maintained front lawn and private parking, while a gated driveway to the rear leads to an exceptional detached garage block with workshop and first floor studio, currently used partly as overspill accommodation and offering tremendous potential for conversion, subject to planning. This combination of home and outbuildings provides an ideal mix of character, practicality and versatility.

Inside, the welcoming Entrance Hall with stone-flagged flooring sets the tone for the rest of the home. The Sitting Room is a standout feature, centred around a magnificent inglenook fireplace with original bread oven, fitted wood burner and exposed beams - a cosy yet impressive space for relaxing or entertaining. The adjoining Dining Room is equally charming, with a large slate-flagged floor, exposed beamed ceiling and multi-fuel burner, offering plenty of space for family meals or social gatherings. The recently updated Kitchen, finished in a stylish dark blue theme with a Belfast sink and ample work surfaces, combines practicality with period charm and opens directly to the rear garden. A handy Utility / Boiler Room and well-presented Shower Room complete the ground floor accommodation, ensuring convenience and flexibility for modern living.

Upstairs, the Main Bedroom, also accessed via a secondary staircase, benefits from fitted wardrobes and an En-suite Bathroom. Two further Bedrooms provide comfortable space and charm. The fourth Bedroom offers flexible accommodation to suit family needs. A large walk-in cupboard on the landing presents exciting potential to create an additional bathroom, subject to planning permission.

Outside, the rear gardens are a true highlight. A semi-circular courtyard provides a peaceful suntrap - ideal for outdoor dining or relaxing, while mature planting, stone-flagged paths and a lower garden area create a tranquil and private environment. The Detached Garage / Workshop / Studio is a rare feature, offering generous parking, practical storage and the potential for creative use, whether as a hobby space, annexe or holiday accommodation.

Set in a sought after location with countryside footpaths on the doorstep, Lovacott is a friendly hamlet centred around a well-regarded primary school, with the village of Newton Tracey just a mile away offering a pub, church and local amenities. The regional centre of Barnstaple is around 5 miles north, providing excellent shopping, leisure and transport links, while the North Devon coastline, including Instow, Saunton, Croyde and Woolacombe, is all easily accessible.

This delightful home combines character, versatility and a superb village setting, making it a rare opportunity for anyone looking for a period property with modern comforts, generous living space and the potential to adapt or extend to suit their lifestyle.

Services

Oil fired central heating. Mains drainage, electric and water.

Agents Note

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Council Tax Band

E - North Devon Council

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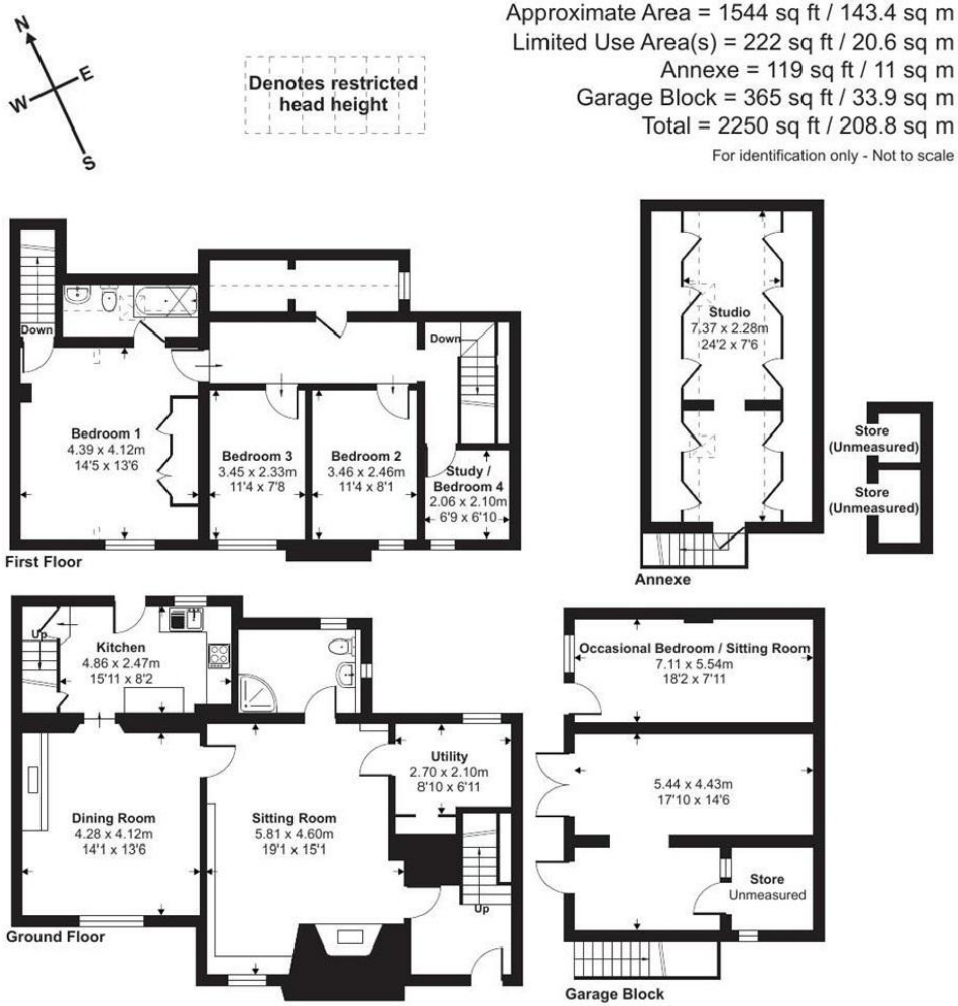
Approximate Area = 1544 sq ft / 143.4 sq m
Limited Use Area(s) = 222 sq ft / 20.6 sq m
Annexe = 119 sq ft / 11 sq m
Garage Block = 365 sq ft / 33.9 sq m
Total = 2250 sq ft / 208.8 sq m
For identification only - Not to scale



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Area Information

The small village of Lovacott offers its inhabitants a primary school, village hall, garage, chapel, nursery and a bus stop. It is within easy reach of Barnstaple, Bideford and Torrington. The village of Newton Tracey is close by and offers a public house / restaurant, a church and cricket ground.

Roundswell Retail Park, on the outskirts of Barnstaple, is just 1.5 miles north which offers numerous outlets as well as several supermarkets. The centre of Barnstaple, itself, is a little further beyond and offers excellent amenities with many high street and independent stores, restaurants, a cinema, theatre, public houses, a wide variety of leisure facilities as well as North Devon District Hospital.

The North Devon Link Road (A361) is also within close proximity providing a direct route to the M5 Motorway at Junction 27 where Tiverton Parkway offers a fast service of trains to London, Paddington, in just over 2 hours.

The famous North Devon surfing beaches are less than half an hour by car, the nearest beach at Instow is about 15 minutes. Exmoor and the Cornish border are also easily accessible.

Directions

Directions to this property can be easily found by using What3words: https://w3w.co/polices.snowstorm.stud

Travelling south on the B3232, just before entering Newton Tracey, on the brow of the hill, bear right signed Lovacott. Continue to the village and at the centre, immediately after the school, bear left. Follow the no-through lane around to your right and the property will be found on your right hand side.

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.

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We are here to help you find and buy your new home...

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Please do not hesitate to contact the team at Bond Oxborough Phillips Sales & Lettings on

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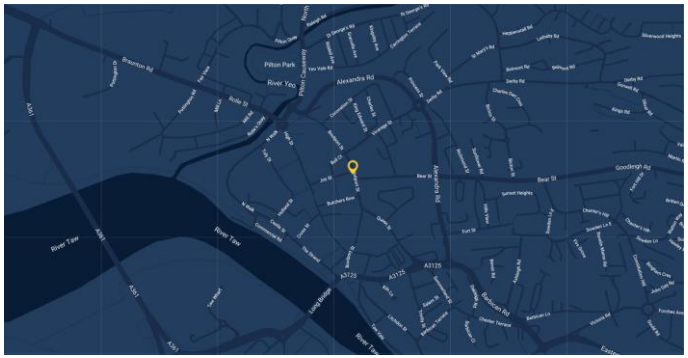
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