



Bond
Oxborough
Phillips

Changing Lifestyles

The Chapel
Harracott
Barnstaple
Devon
EX31 3JT

Guide Price: £600,000 Freehold



Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com

The Chapel, Harracott, Barnstaple, Devon, EX31 3JT

A CONVERTED GRADE II LISTED FORMER CHAPEL WITH A WEALTH OF ORIGINAL FEATURES



- 4 Bedrooms (2 En-suite)
- 3 Reception Rooms
- Gated driveway parking & Detached Garage
- Far-reaching countryside views
- Separate 5.4-acre field - perfect for equestrian use, a smallholding, grazing or simply enjoying the space & privacy it offers
- Mature wrap-around gardens
- No onward chain
- A rare opportunity to purchase a piece of North Devon's heritage



Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com

Overview

Set in the peaceful rural hamlet of Harracott, just a short drive from Barnstaple, this impressive former chapel has been thoughtfully converted into a spacious and characterful 4 Bedroom detached residence.

Originally built in 1842, The Chapel seamlessly blends period architecture with modern living. Soaring vaulted ceilings, original timber floors and beautiful arched stained glass windows all reflect its rich heritage, while a striking ashlar bell turret crowns the west gable - subtly hinting at the building's historic roots.

Constructed from rough stone rubble with fine ashlar detailing, the property retains many original architectural features, including pointed arch windows with hood moulds, cusped-headed lights, diagonal buttresses and a solid timber entrance door with decorative strap hinges. Above the entrance, a carved stone plaque bears a verse from Psalm 127: "Except the Lord build the house, their labour is but lost that build it."

Inside, a welcoming Entrance Lobby leads to a mezzanine gallery overlooking the space below - a stunning, open-plan area where coloured light filters through stained glass onto the original wooden floors. The ground floor also offers a well-equipped Kitchen, WC, a flexible Bedroom or Study and 3 Reception Rooms, including a particularly grand space within the former chancel.

Upstairs, there are 3 further Bedrooms (2 with En-suite facilities) along with a generous Family Bathroom. Each room has been thoughtfully designed to reflect the building's character while offering modern comfort and practicality.

Outside, the property is surrounded by mature, wrap-around gardens, a gated driveway, a Detached Garage and far-reaching countryside views.

Adding to its appeal is a separate approximate 5.4-acre field, located just across the quiet lane - perfect for equestrian use, a smallholding, grazing or simply enjoying the space and privacy that's so rare in this part of North Devon.

Offered for sale with no onward chain, The Chapel is a rare opportunity to own a unique and historic home, full of charm and flexibility, in a truly idyllic setting.

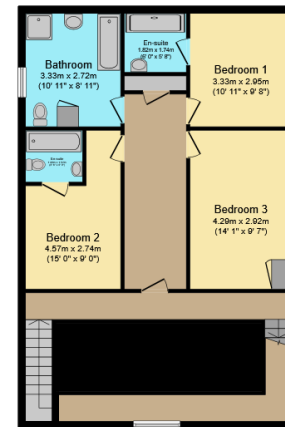
Council Tax Band

D - North Devon Council



Ground Floor

Floor area 130.0 sq.m. (1,399 sq.ft.)



First Floor

Floor area 93.4 sq.m. (1,005 sq.ft.)

Total floor area: 223.4 sq.m. (2,405 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io





The Chapel, Harracott, Barnstaple, Devon, EX31 3JT



Changing Lifestyles

01271 371 234
barnstaple@boproperty.com

The Chapel, Harracott, Barnstaple, Devon, EX31 3JT



Area Information

Nestled in a peaceful hamlet, this property uniquely blends rural tranquillity with convenient access to North Devon's coastal and countryside highlights. From the breathtaking beaches of Woolacombe and Saunton to the scenic landscapes of the Exmoor National Park, natural beauty and outdoor adventure are never far away. Nearby Barnstaple offers a range of shops, schools and cultural attractions, while strong transport connections ensure easy travel to London and beyond.

Directions

What3Words: [vocal.exploring.region](#)

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.

Changing Lifestyles

01271 371 234
barnstaple@bopproperty.com

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

105-106 Boutport Street

Barnstaple

Devon

EX31 1SY

Tel: 01271 371 234

Email: barnstaple@bopproperty.com

Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01271 371 234 to speak with one of our expert team who will be able to provide you with a free valuation of your home.

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

01271 371 234

for a free conveyancing quote and
mortgage advice.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

