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Changing Lifestyles

The Chapel
Harracott
Barnstaple
Devon
EX31 3JT

Guide Price: £500,000 Freehold



Changing Lifestyles

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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



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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.

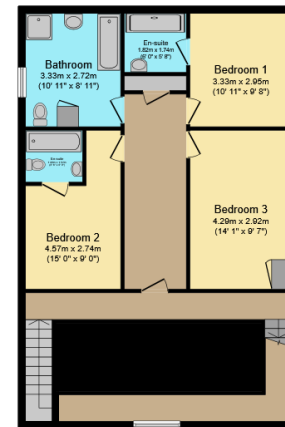
Council Tax Band

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





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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: leathers.presses.clean

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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		

