



The Old Dairy, Parsonage Farm, Newton Tracey, Devon, EX31 3PN





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Guide Price £525,000

Set in a truly rural position affording superb Southerly facing views across North Devon's undulating countryside is The Old Dairy. Constructed approximately 20 years ago in the style of a converted barn, the predominately single storey accommodation (to the first floor is a bedroom and en-suite w/c) is a double glazed and gas centrally heated and is immaculately presented to the market.

The main entrance is via a paved courtyard with the entrance door leading to a lobby opening up to the main hall. There is a delightful dual aspect sitting room with multi-fuel stove, with the kitchen/diner presented in a farmhouse style with modern kitchen fitments and utility room off. The spacious master bedroom has a useful dressing area off and en-suite facilities. Another bedroom is on the ground floor (with the potential of another bedroom by using the dining room) along with the family bathroom.

The enclosed gardens are a true feature of this property. Enjoying a Southerly aspect, there is a sizeable decking area leading off the sitting room, an outside bar area, an outside kitchen, lawned area, and a useful generous sized garden store - the whole garden area affording a high degree of privacy.

Newton Tracey with its popular village inn is situated just a short drive from Barnstaple (approximately 10 minutes drive away), with a regular bus service serving the village.

In conclusion, The Old Dairy provides characterful accommodation with modern day amenities, all set in a highly popular and accessible location.

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Highly Sought After Residential Location
Offering Much Charm And Character
Southerly Facing Position
Constructed Approximately 20 Years Ago
Views Across North Devon's Undulating Countryside
Gas Central Heating
Double Glazing
Internal Inspection Highly Recommended



Entrance Lobby and Hall

Sitting Room

18' 7" x 12' 11" (5.66m x 3.94m)

Kitchen / Diner

20' 2" x 12' 11" (6.15m x 3.94m)

Utility Room

7' 1" x 6' 2" (2.16m x 1.88m) With w/c off.

Dining Room / Bedroom Three

11' 8" x 9' 4" (3.56m x 2.84m)

Master Bedroom Suite

18' 9" x 10' 6" (5.71m x 3.20m)

Dressing Room

12' 1" x 6' 10" (3.68m x 2.08m)

Shower Room

10' 6" x 7' 1" (3.20m x 2.16m)

Bedroom Two

14' 10" x 10' 6" (4.52m x 3.20m)

Family Bathroom

7' 1" x 5' 1" (2.16m x 1.55m)

Stairs To First Floor

First Floor Bedroom

19' 2" x 10' 0" (5.84m x 3.05m)

En-Suite W/C

With w/c and wash hand basin. Storage cupboard.

Outside

The property is approached over a shared driveway leading to parking areas around the property. There is a paved enclosed courtyard providing the main entrance. On the Southerly side is a good sized decking area with to the side an enclosed lawned garden with outside bar, outside kitchen and garden store shed - the whole affording a high degree of privacy.

SERVICES

Services: Mains Electric, Gas and Water. Private Drainage.

Council Tax Band: E.

Please note: Council Tax bandings can be reassessed after a change of ownership. For further information please contact the local authority.

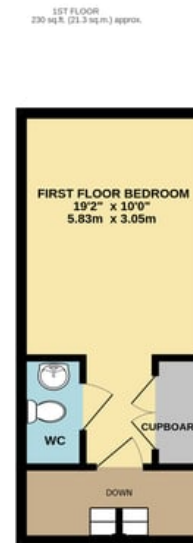
EPC Energy Rating: C.

DIRECTIONS

From Barnstaple, proceed in a Southerly direction along the B3232 as though towards Torrington. On entering Newton Tracey, pass the Hunters Inn on your left. Proceed through an "S" bend, where shortly thereafter turn right into Parsonage Farm (the last entrance on your right). If you reach WM Ironwork you have gone too far! A For Sale board is clearly displayed on the entrance to The Old Dairy.

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TOTAL FLOOR AREA : 1676 sq.ft. (155.7 sq.m.) approx.
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Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92+)	A		99
(81-91)	B		
(69-80)	C	73	
(54-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



