



IVYCOTT BARN

WOOLACOMBE



IDYLLIC NORTH DEVON COAST AND COUNTRY LIVING AT ITS BEST...

Nestled into the countryside just off the Georgeham Road passing the farm you will find Ivycott Barn. With a range of biking trails, road cycling, hill walking, trail running, surfing, coasteering and wild swimming opportunities available on its doorstep, you will be spoilt by the choice of activities. Those searching for more relaxing pursuits have the award winning, golden, sandy beaches of Putsborough and Woolacombe to explore, sunbathing and beachcombing across its 2 mile expanse.

Foodies are well catered for with the Rock and Kings Arms pubs in Georgeham village serving great gastro pub grub, The New Coast Kitchen in Croyde serving modern British cuisine and cocktails. In Woolacombe itself there is a wide selection, but by far the best are the outdoor options - try 'Gobblebox' with it's gourmet fast food or the 'Barricane Beach Café', where you can enjoy a summer Sri Lankan Curry, literally on the beach as the sunsets!

OUTSIDE IN

As you pass through the gates into the private front garden enclosure you find a selection of seating and entertaining areas. A Mediterranean style barbecue area, complete with Muscat grape vines and rustic seating sits at the head of the garden. A charming brick paved path weaves its way through fruit trees and shrubs to a decked entertaining area, summerhouse with hot tub and further seating area. Automatic outdoor lighting along the raised stonewalling backed with timber fencing provides ambience and ensures privacy.

The party continues to the rear of the Barn where there is another private entertaining or relaxing area with a large decked patio and sunken dining area. Perfect for al fresco dining or drinks and also makes for the perfect sunny morning spot to enjoy your morning brew.

There is ample parking for any selection of cars, campervans or motorhomes for both you and your guests.



WELCOME HOME

The light and airy entrance hall has a high ceiling and solid wood flooring where the warmth of the Barn is instantly apparent. There are stairs to the first floor front bedrooms and newly refitted bathroom. The solid wood flooring flows through the oak doorway into the Living Room which oozes character and warmth. Its Continental Farmhouse style domed fireplace with newly fitted wood burner (and flue etc) and brick hearth is the focal point as is the cosy window seat.

The open plan living space flows through to the Dining Room and also down some steps to the lower wing of the Barn which houses further bedrooms and additional flexible living space. Step through the archway and floods of light meet you in the delightful dining space. Glazed windows and skylights surround you with a door out to the private decked patio and a characterful stone and brick painted archway lead you into the equally light and spacious Kitchen.







The stylish Kitchen is a true gem, also with skylight and high ceiling, a range of shaker style wall and base units, fitted Belfast style wash basin, wine fridge and range cooker with hood. The perfect space to create culinary masterpieces and baked treats for the family and guests.

Tucked off to the side is a superb utility space with door into the garage which has potential for conversion but is currently used as a well equipped home gym.





OPTIONAL FLEXIBILITY

The lower wing of the property provides an exceptionally flexible living space which can be utilised in many ways. Previously a one bedroom annexe, it has been opened up by the current owners and is currently used as a cosy snug, home office and bedroom space, complete with en-suite shower room. The space could easily be configured back into an annexe, separate living area or additional letting accommodation and has previously been used as an Air BnB. There is electric and plumbing still in situ to make re-instating a kitchen easy and a new Worcester oil fired boiler which provides heating and hot water for the whole property.



WHERE DREAMS ARE MADE

At the front of the Barn there are two bedrooms accessed off the entrance hall and a gorgeous new bathroom complete with skylight, bath and shower - Ideal for a private pampering session.

The larger of the two bedrooms has built in wardrobes with oak doors and a window seating area, a great spot to curl up with a good book on a rainy afternoon.

The smaller bedroom is currently used as a nursery room but would also make a lovely dressing room or study.







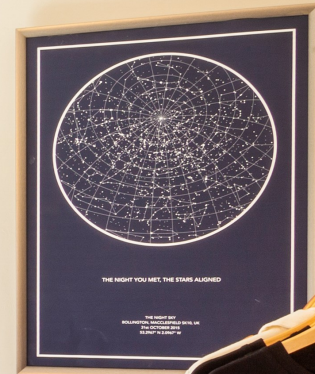
In the lower wing of the barn there is a very light and airy ground floor bedroom with built in wardrobes and oak doors. A well appointed en-suite shower room with WC and washbasin completes the ensemble.

From the Snug area is a narrow stairway up to a further quirky double bedroom with reduced head height, painted stone walling, built in storage and sky light.

The flexibility of the lower wing of the Barn means this area could easily be configured to form a separate one/two bedroom guest space, complete with its own sitting room and shower room.

It could also be ideal for multi-generational living or additional income via holiday letting or Air BnB style short let.

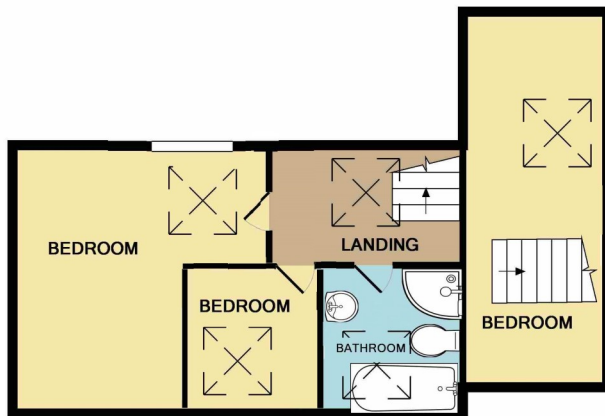






GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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1ST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

FINER DETAILS

Services - Oil fired central heating via newly fitted boiler.

Mains Water and Electricity

Private drainage.

Council Tax Band - D

To view Ivycott Barn

call Nic Chbat on 01271 410108

Email: nic@matchproperty.co.uk



