



Causeys, Newton Tracey, Barnstaple, Devon, EX31 3PN





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Guide Price £495,000

Newton Tracey is a small village 5 miles South of Barnstaple and straddles the B3232 towards Torrington. Causeys is on the Southern edge of the village and is approached over a shared concreted driveway over which it has a right of way. It is a typical longhouse in style and although benefitting from double glazing and calor gas central heating, it would benefit from further improvements. An increasingly rare opportunity to put your own individual stamp on a property of character.

It further benefits from a recently acquired planning consent to convert the existing outbuildings in the rear garden to provide a 2 Bedroom Detached Single-Storey Dwelling, which is not tied to the main dwelling, so could be sold off to provide a useful annexe or letting income.

The village itself is centred around the well known Hunters Inn - a popular restaurant and pub. The nearest primary school is at Lovacott - only 2 miles - with secondary education in Barnstaple (5 miles) or Torrington (5 miles). The North Devon coastline is a major attraction with nearby beaches at Westward Ho! Saunton, Woolacombe and Croyde, whilst Exmoor National Park is about an hour away.

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A Rare Opportunity Indeed!
Detached 4 Bedroom Devon Longhouse
Further Modernisation Required
Planning Consent To Convert Outbuildings
About 1 Acre Of Stream Bordered Grounds
Just 5 Miles South Of Barnstaple
Quiet Rural Valley Location
Immediate Vacant Possession



Entrance Porch

With double glazed door.

Through Sitting Room / Living Room

7.11m x 4.13m (23' 4" x 13' 7") With central staircase, feature fireplace having bread oven.

Dining Room

4.55m x 3.43m (14' 11" x 11' 3") With open fireplace.

Kitchen

3.84m x 4.27m (12' 7" x 14' 0")

Utility Room

3.92m x 3.93m (12' 10" x 12' 11") Including separate W/C and door to outside.

First Floor

Bedroom One

4.21m x 2.89m (13' 10" x 9' 6")

Bedroom Two

3.21m x 3.20m (10' 6" x 10' 6")

Bedroom Three

3.53m x 3.38m (11' 7" x 11' 1")

Bedroom Four

6.67m x 2.87m (21' 11" x 9' 5")

Bathroom

3.88m x 1.83m (12' 9" x 6' 0")

Outside

There is a low walled stream bordered front garden and ample car parking space. Adjacent to this is a traditionally constructed stone and cob barn. A driveway to the side of the property provides access to the extensive rear garden area bordered by the stream and woodland. Within this idyllic plot stands the single storey former stables and kennels, approximately 40'0 x 17'6 and planning consent (ref 77653) has been granted for conversion to a 2-bedroom dwelling. All in all, this property extends to almost ONE ACRE.

SERVICES

Services: Mains Water & Electricity, Color Gas Heating and Private Drainage.

Council Tax Band: D.

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

EPC Energy Rating: G.

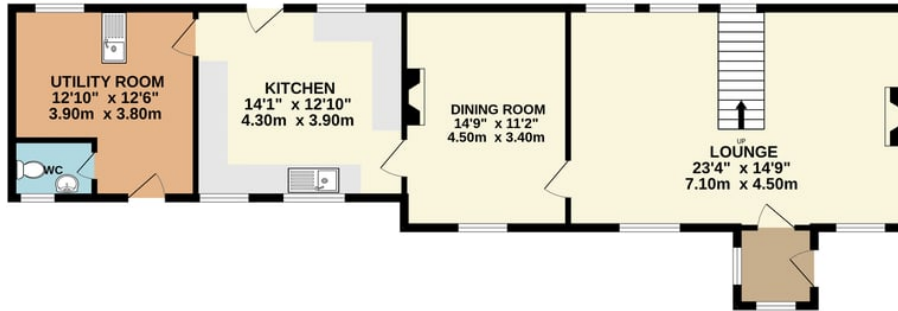
DIRECTIONS

From Barnstaple centre proceed on the A39 West to the Roundswell roundabout and then take the B3232, signposted Torrington and Newton Tracey. Continue 5 miles to the village and having passed the Hunters Inn on the left, proceed around a sharp right hand bend and towards the edge of the village on your right you will see a driveway, signposted "Balches" and follow this connected drive past some agricultural building to the gateway that protects the property. A "For Sale" sign has been placed to assist identification.

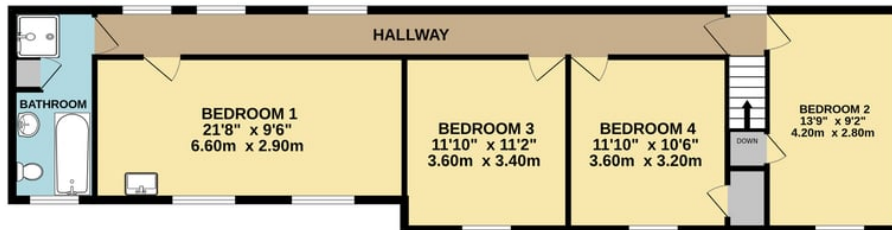
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GROUND FLOOR
865 sq.ft. (80.4 sq.m.) approx.



1ST FLOOR
841 sq.ft. (78.2 sq.m.) approx.



TOTAL FLOOR AREA : 1707 sq.ft. (158.5 sq.m.) approx.
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