







## Roodge, Harracott, Barnstaple, Devon, EX31 3JW

GUIDE PRICE £900,000

- Ideal for Dual Family Occupation
- No neighbours
- 6 Beds 2 Ensuite
- End of own driveway
- 12 Acres pasture inc Woodland
- Grade II Listed
- Barns with PP for two Dwellings
- Solar PV Miains Water & Elec





A PRIVATE & PEACEFULLY LOCATED RESIDENTIAL 12 ACRE SMALLHOLDING LOCATED ONLY 15 MIN DRIVE SOUTH FROM BARNSTAPLE COMPRISING A FIVE BEDROOMED PERIOD FARMHOUSE INCORPORATING AN ANNEXE, A RANGE OF STONE BARNs WITH RESIDENTIAL PLANNING PERMISSION TO CREATE TWO DWELLINGS WITH THEIR OWN ACCESS, FURTHER PLANNING PERMISSION FOR A 60FT by 40FT NEW BUILDING , GARDENS AND GROUNDS TOGETHER WITH PADDOCKS EXTENDING TO ABOUT 9.5 ACRES AND A FURTHER 2.5 ACRES DECIDUOUS WOODLAND.

#### **DIRECTIONS**

From Barnstaple proceed on the A377 through the village of Bishops Tawton and continue over New Bridge and along the A377 for about a further mile or so where turn right at Chapelton Cross sign posted Ensis, Hiscott & Pristacott. Stay on this road passing through Ensis Cross for about 1.5 Miles and as you drop down towards Heccaton Bridge the Entrance to Roodge can be found clearly marked on the left hand side.



#### **VIEWING**

Strictly and only by prior appointment through the Vendors sole Agents, Nancekivell & Co on 01769 574111 or out of hours Peter Nancekivell on 07970 288996. Prior to making an appointment to view we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.

#### **THE FARMHOUSE**

Believed to be of 17th Century origins this Grade II listed property is set in a secluded location with its barns and surrounding land offering much privacy with no near neighbours. The property has 6 Bedrooms two ensuite and is currently set up for dual family occupation with the annexe in the West wing having its own separate entrance.

#### **THE BARNs WITH PP**

The barns are constructed of stone pt rendered with galvanised and galvaprime roofs set out on two storeys. These lie with their own access to the West of the property and have planning permission to convert into two dwellings each with two bedroomed accommodation set out over two floors

#### **THE LAND 12 ACRES**

The 12 Acres of land associated with the property is mainly formed by immediately adjoining pasture sub divided into two paddocks with stream water including a further 2.5 Acre plantation on the eastern boundary of attractive deciduous trees about 20 years old..





#### **CAR PARKING & ACCESS**

There is a private track which joins the quiet country land which allows direct access to the main house with a large levelled car parking and turning area for many cars. There is a separate driveway branching off near the main entrance to serve the barns with planning.

#### **PLANNING**

Planning Permission was granted for on the 17th July 2020 for the conversion of barn into two full residential dwellings by North Devon Council application number 71204 Additionally there is planning consent for a 60ft by 40ft (approx) clear span building in the parking area.

#### **SERVICES**

Mains electricity, mains water supply, septic tank drainage, PV Panels. Oil fired central heating.

#### **FLOOR PLANS**

The plan is for illustrative purposes only and should be used as such by any prospective purchaser.

#### **LOCAL AUTHORITY**

North Devon Council, Civic Centre, Barnstaple, Devon, EX31 1EA Tel. 01271 327711.  
<http://www.northdevon.gov.uk>

#### **METHOD OF SALE**

The property will be offered for sale by private treaty.

#### **MAPS & PLANS**

A plan which is not to scale is included in these details for identification purposes only.

#### **TENURE**

The property is freehold and will be offered for sale with vacant possession.

#### **IMPORTANT NOTICE**

Nancekivell & Co, their clients and any joint agents give notice that:

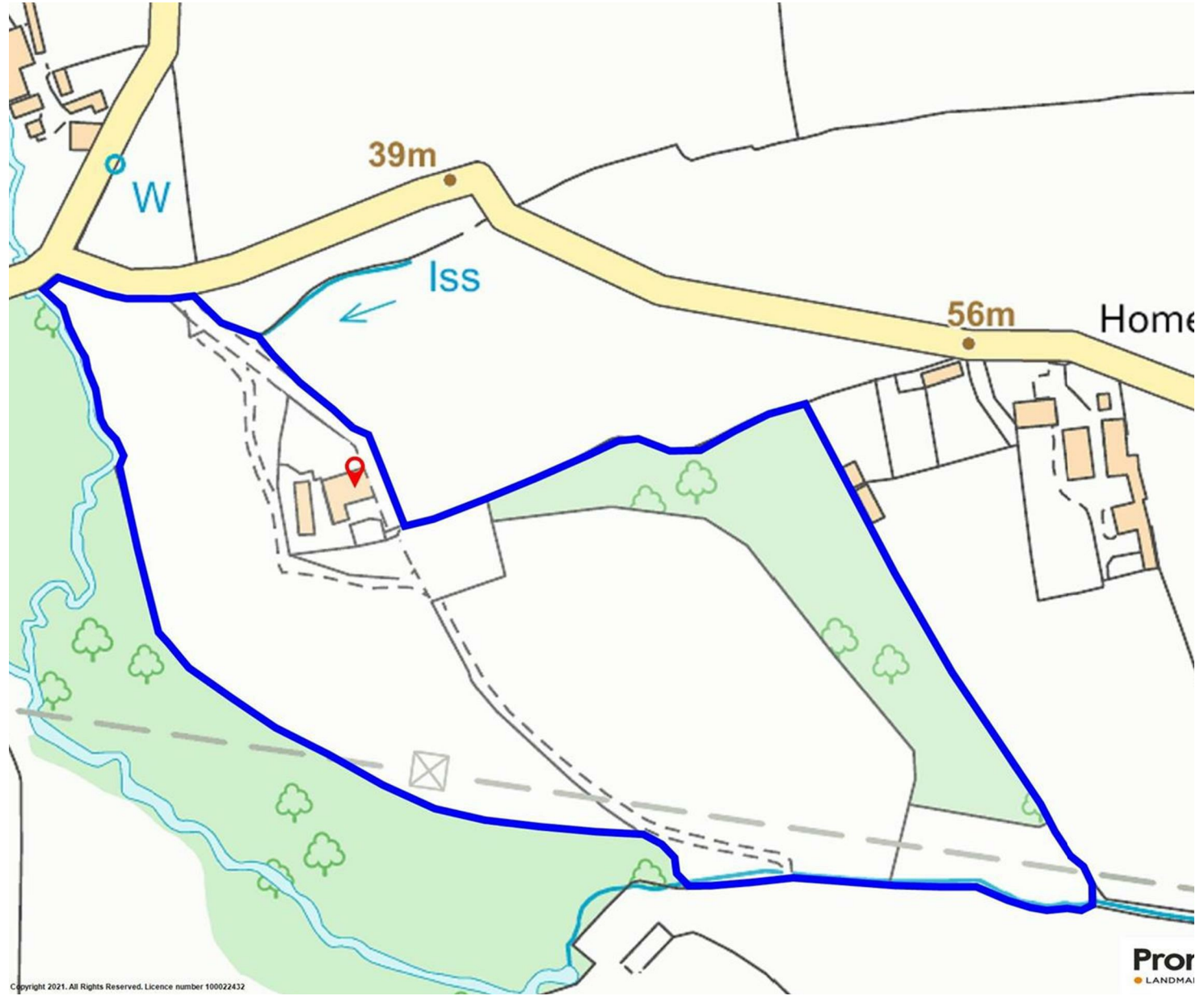
(1) They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

(2) Any areas, measurement or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Nancekivell & Co have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.









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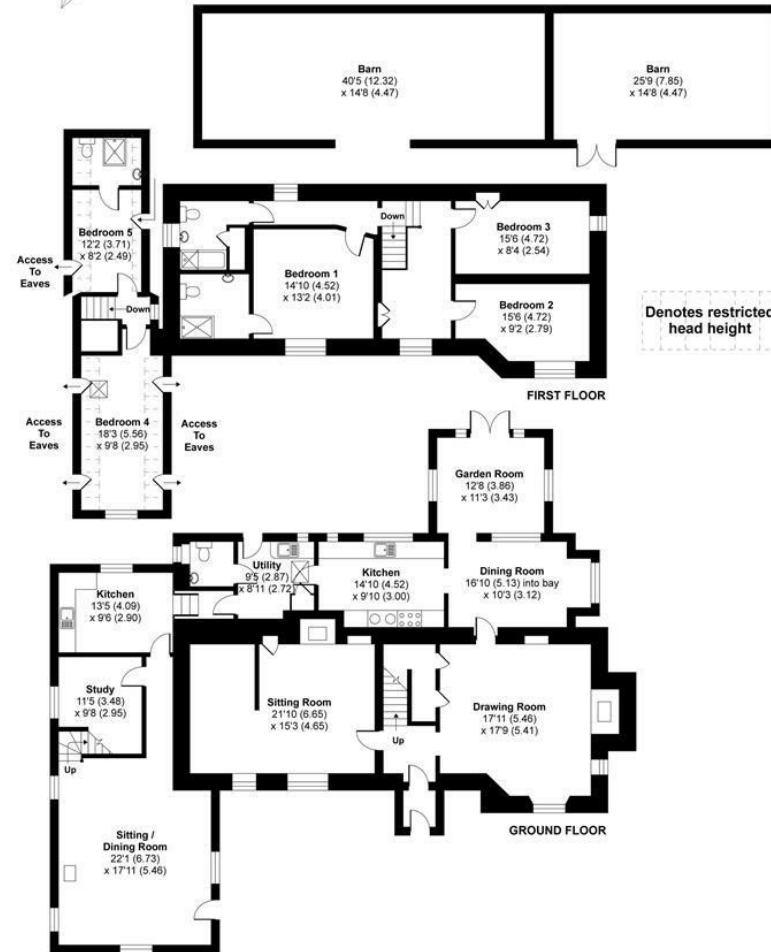
Approximate Area = 3357 sq ft / 311.8 sq m (includes garage)

Limited Use Area(s) = 160 sq ft / 14.8 sq m

Outbuilding = 1012 sq ft / 94 sq m

Total = 4529 sq ft / 420.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Nancekivell & Co. REF: 721005

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