



South Barton



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Newton Tracey, Barnstaple, Devon, EX31 3PL

Village church, period inn & bus services, close by. Sainsburys, Barnstaple & Instow beach - all 15/20 minutes

An historic Grade II Listed attached (back to back) period village residence with garage, good sized garden & delightful southerly views

- Hall, Sitting Room, Snug
- 4 Bedrooms with 2 Ensuite
- Family Bathroom. Heating by ASHP
- Additional parking. Good sized garden
- Council Tax Band D
- Spacious Kitchen/Dining Room
- Bedroom 4 on the Ground Floor
- Detached garage/workshop
- Eco friendly features. No upward chain
- Freehold

Guide Price £599,950

SITUATION & AMENITIES

Fronting a quiet country lane, on an elevated site and enjoying lovely Southerly views over open countryside – yet close to the centre of Newton Tracey. The village offers both a church and public house/restaurant, as well as a regular bus service. The property is equidistant between the port and market town of Bideford and the regional centre of Barnstaple – both about 5 miles. Bideford is located on the banks of the River Torridge and offers a wide range of amenities including supermarkets, schooling for all ages – including Kingsley private school, public houses and Pannier Market. Barnstaple is located on the banks of the Rivers Taw and Yeo and houses the area's main shopping, business and commercial venues, as well as its own Pannier Market, live theatre and North Devon District Hospital. From Barnstaple the A361 North Devon Link Road leads on to Tiverton and Jct.27 of the M5 Motorway, as well as Tiverton Parkway station – where London Paddington can be reached by train in just over 2 hours. Another notable private school within easy access is West Buckland. Exmoor National Park is less than 30 minutes by car. The nearest beaches are at Instow, Westward Ho! or further afield at Croyde, Saunton (also with Championship Golf Course), Putsborough and Woolacombe. The nearest international airports are at Bristol and Exeter.

DESCRIPTION

The Southern Tudor wing of an original medieval manor house – which is mentioned in the Domesday Book. South Barton is Grade II Listed, being of architectural importance and presents white and lime rendered elevations, beneath a slate/tiled roof. A sizeable two storey in-keeping extension was added in 2012 and the property sympathetically modernised and remodelled at the same time. South Barton therefore boasts refinements for 21st Century living alongside original period features, including exposed beams, marble and cast-iron fireplaces and a plaster frieze incorporating the Bellew family crest in the sitting room. There are also notable eco-friendly features, which include air source heating and rainwater harvesting systems. Externally, the gardens are attractively landscaped and generally edged by a stone wall boundary with the lane below. South Barton is certainly a property which needs to be viewed internally to be fully appreciated.



ACCOMMODATION

GROUND FLOOR

Front door with glazed panel inset, slate flooring, staircase to First Floor (described later). Jack'n'Jill WET ROOM tiled flooring and part tiled walls, shower area, pedestal wash basin, low level wc. Connecting door to BEDROOM 4 range of built-in cupboards to one wall (housing the air source heating system and hot water tank), part vaulted ceiling, tiled flooring, wooden window sill. SITTING ROOM double aspect with solid wood flooring, exposed wood beams, glazed door to garden, sash window offering countryside views, fireplace housing wood burner with marble surround, slate hearth, exposed timber window sill. A particular feature of the room is the plaster frieze incorporating the Bellew family crest. SNUG sash window overlooking the garden, fireplace with marble surround housing wood burner, slate hearth, beamed ceiling, exposed wooden windowsill. From the HALLWAY a half-glazed door leads to KITCHEN/DINING ROOM – a particularly spacious triple aspect room with solid oak fitted base units topped by granite-effect work surfaces, matching wall mounted cupboards, Lamona 1 ½ bowl moulded sink unit, plumbing for washing machine and dishwasher, space for American style upright fridge/freezer, Leisure range incorporating electric oven and 5-ring Calor gas hob with extractor hood above, French doors to GARDEN, plumbing for washing machine, terracotta tiled flooring. painted beamed ceiling.

FIRST FLOOR

LANDING skylights and windows to the side, exposed beams, door to deep storage CUPBOARD under eaves. BEDROOM 1 sash window overlooking the front garden with open views of the surrounding countryside, with a sunny Southerly aspect, stripped wood flooring, exposed beams, orate period fireplace. Door to Jack'n'Jill style EN SUITE CLOAKROOM (also accessed from the LANDING) low level wc, wash hand basin, wall mirror, feature arched window, extractor fan. BEDROOM 2 sash window to front overlooking the garden, fitted clothes hooks. BEDROOM 3 a dual aspect room with far-reaching countryside views, enjoying a Southerly aspect, built in shelving flanking a deep storage recess which is curtained-off, pine flooring. BATH/SHOWER ROOM panelled bath, hand held telephone style shower attachment, low level wc, tiled corner shower cubicle with handheld and overhead shower units, wash hand basin with tiled splashback and cupboard under, shelved recess, heated towel rail/radiator, stained glass feature panel, Velux window, tiled effect flooring.

OUTSIDE

The property is approached via a 5-bar gate leading onto a gravelled driveway, terminating in a car parking area immediately in front of the DETACHED GARAGE/WORKSHOP. This has power, light and water connected and storage within the eaves. To the left of the drive is a stone wall topped by an area of ORCHARD. There is alternative access via a pedestrian gate from the lane, with steps leading up to a pathway which is flanked by lawns, mature shrubs and borders. This leads on to a TERRACE immediately in front of the house – ideal for Al fresco dining and bounded by an orate balustrade. To the right of the property there is a further area of LAWN/ORCHARD, a productive KITCHEN GARDEN with a well-established fig. There is a large TIMBER SHED with power connected, an aluminium framed GREENHOUSE and LOG STORE. There are also external water taps and an electricity point. The rear of the property features a series of Dovecotes within the external walls.

SERVICES

Mains electricity and water. Private drainage (system upgraded in 2012). Air source heat pump for heating. There is underfloor heating within the entrance hall, kitchen, bedroom 4 and en suite wet room room. There is a rainwater harvesting system, which provides the water for the toilets and washing machine. We understand that there is cabling provision to connect solar panels to the roof of the garage/workshop.

DIRECTIONS

Leaving Barnstaple in the direction of Bideford, at the Roundswell Services roundabout take the B3232 Torrington Road. Continue for approximately 3 miles, until reaching Newton Tracey. Immediately after the Hunters Inn turn left and the property will be found just before the church on the left-hand side.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

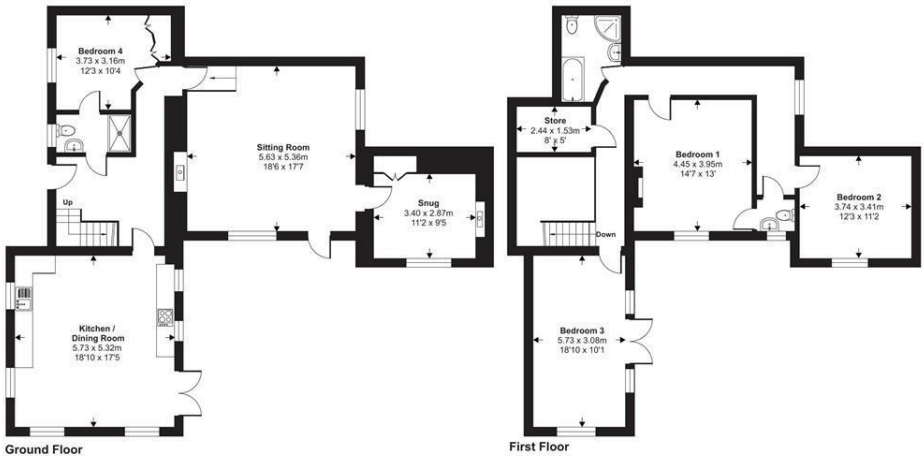
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Approximate Area = 2104 sq ft / 195.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential), © nichecom 2026. Produced for Stags. REF: 1515325