





Heccaton Harracott, Barnstaple, Devon, EX31 3JW

GUIDE PRICE £550,000

- Five bed detached house.
- Front lawn and vegetable garden
- South facing.
- Agricultural outbuildings.
- Eight acres of pasture.
- Barnstaple and A361, 20 mins drive.
- In need of improvement.
- An increasingly rare opportunity.



A FIVE BEDROOMED DETACHED DEVON COTTAGE WITH A RANGE OF OUTBUILDINGS TOGETHER WITH 8 ACRES OF STREAM BORDERED PASTURE LAND SET SOUTH FACING IN QUIET RURAL NORTH DEVON COUNTRYSIDE YET WITHIN EASY DRIVING DISTANCE OF BARNSTAPLE, TORRINGTON AND SOUTH MOLTON. THE PROPERTY IS IN NEED OF MODERNISATION AND OFFERS A RARE OPPORTUNITY TO PURCHASE A DETACHED HOUSE IN A LOVELY UNSPOILT RURAL SETTING WITH OUTBUILDINGS AND SURROUNDING LAND.

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.

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 where the property can be seen after turning right adjacent to the quiet council road.

THE FARMHOUSE

Set in a quiet South Facing sheltered location and in need of improvement the accommodation is laid out on two floors with a large lounge, Kitchen and downstairs bathroom and pleasant Garden room whilst upstairs are five bedrooms and a sep Wc. The property lies within easy driving distance of Barnstaple, Bideford, Torrington and South Molton surrounded by lovely open undulating rural countryside in the heart of North Devon not far from the Taw Valley.

THE FARM BUILDINGS

These lie behind and to the North of the property and could easily be adapted to provide garaging or stabling in conjunction with the attached 8 Acres or so of Pasture Land.

THE LAND

The land associated with the property sits immediately adjoining initially made up of the level front garden, the adjacent paddock and a very sheltered enclosure as well as the larger paddock which is subdivided by a wire fence the whole stream bordered on the Western boundary. There is a further land just opposite the house made up of a triangular shaped pasture paddock.

LOCAL AUTHORITY

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





MAPS & PLANS

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

METHOD OF SALE

The property will be offered for sale by informal tender (unless sold prior) on a date to be announced.

SERVICES

Mains electricity, Mains water supply, septic tank drainage.

FLOOR PLANS

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

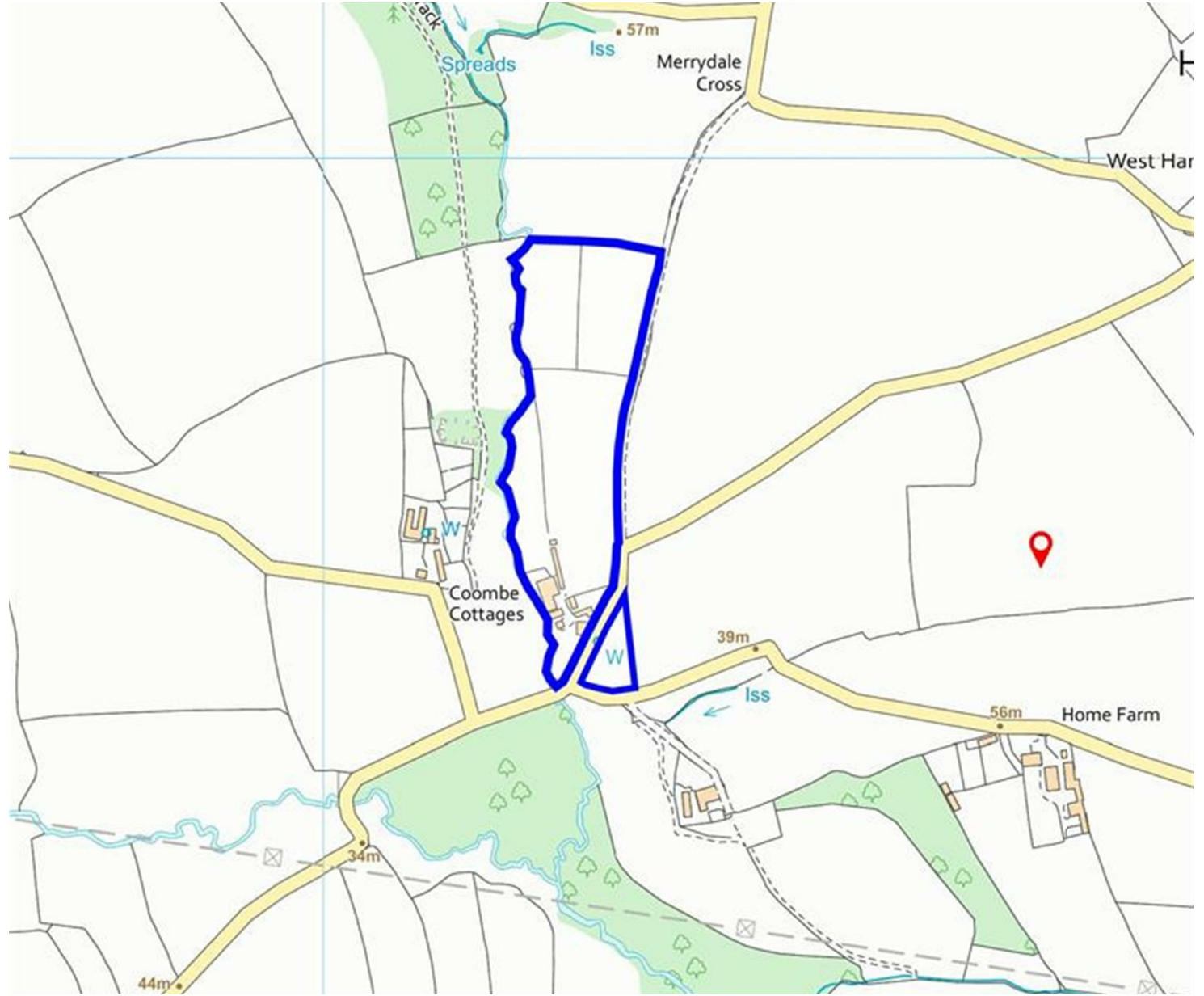
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Heccaton, Harracott, Barnstaple, EX31

Approximate Area = 1801 sq ft / 167.3 sq m
 Outbuildings = 5298 sq ft / 492.1 sq m
 Total = 7099 sq ft / 659.4 sq m
 For identification only - Not to scale



RICS Certified Property Measurer. Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nritchecomm 2021. Produced for Nancekivell & Co. REF: 754436

Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	34	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of contract.

