



Chelfham

NANCEKIVELL&CO



# The Old Coachhouse, Chelfham, Barnstaple, Devon, EX31 4RP

GUIDE PRICE £850,000

- GLORIOUS RURAL SITUATION
- 4 BED ACCOMMODATION
- 3 BED ANNEXE HOLIDAY LET
- AMPLE CAR PARKING
- DECKING AREA TO FRONT (SOUTH)
- CLOSE TO EXMOOR
- GARAGING AND STORAGE
- BARNSTAPLE 4 MILES



SITUATED IN A SOUTH FACING ELEVATED POSITION WITH VIEWS OVER UNSPOILT RURAL COUNTRYSIDE THIS IS A 4 BEDROOMED DETACHED PROPERTY WITH A 3 BED ANNEXE CURRENTLY PROVIDING LETTING INCOME. THERE IS AMPLE CAR PARKING AND TURNING WITH REAR GARDEN AND GARAGING YET BEING ONLY 4 MILES EAST FROM BARNSTAPLE AND 4 MILES WEST FROM THE EXMOOR NATIONAL PARK.

#### **DIRECTIONS**

W3W ///known.jams.hamsters From Barnstaple drive toward Bratton Fleming Turning right under Chelfham Viaduct take the first left and proceed up the hill passing the nursing home where the entrance to the property will be found 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 OLD COACHHOUSE**

Situated in an enviable position overlooking Chelfham Viaduct this is a well located family home close to Exmoor and Barnstaple offering the opportunity for creating income from the attached annexe. There are ample gardens and grounds including wooden decking at the front of the property taking full advantage of the views over open countryside available from the property. The accommodation is well laid out with accommodation over two floors whilst the annexe can be accessed separately. There is a garage and parking for a number cars.

#### **THE ANNEXE**

This property sits adjacent to the main accommodation and has been let successfully over the last two years creating a significant useful income for those wishing to stay in North Devon within easy drive of Barnstaple yet close to the attractive Exmoor National Park.

#### **OUTSIDE**

The property is approached over its own short driveway up to a level parking and turning area with garaging which may have some further planning potential. At the front of the property there is a level garden with balcony which takes full advantage of the wonderful views available from the property whilst to the rear is a newly landscaped sunken dining area which again has exceptional views over the adjacent valley.

#### **FLOOR PLANS**

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





#### **METHOD OF SALE**

The property will be offered for sale by private treaty.

#### **SERVICES**

Mains electricity, private water supply, septic tank drainage.

#### **LOCAL AUTHORITY**

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

#### **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.



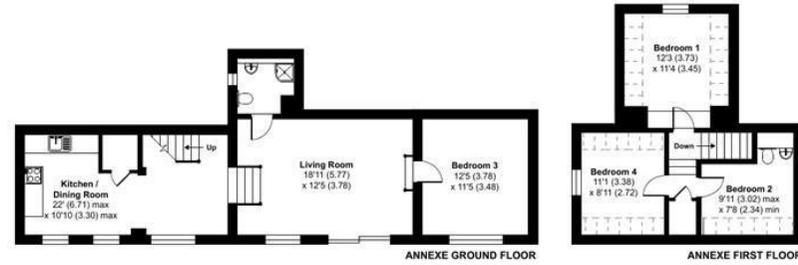




# The Coach House, Chelfham, Barnstaple, EX31

Approximate Area = 1647 sq ft / 153 sq m  
 Limited Use Area(s) = 237 sq ft / 22 sq m  
 Annexe = 969 sq ft / 90 sq m  
 Garage = 228 sq ft / 21.1 sq m  
 Outbuilding = 111 sq ft / 10.3 sq m  
 Total = 3192 sq ft / 296.5 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). © nīcheom 2023. Produced for Nancekivell & Co. REF: 937742

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		43	50
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	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.