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Rowley Down

# Rowley Down

Parracombe, Barnstaple, Devon, EX31 4PN



Within Exmoor National Park close to miles of footpaths, off road riding and coastal walks.  
Barnstaple 30 Minutes.

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**A tastefully modernised detached Edwardian residence set in 10.5 acres within Exmoor.**

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- 2 Reception Rooms, Cloakroom
- New Kitchen, Utility Area,
- 3 Bedrooms, New Bathroom
- Oil Fired Central Heating
- Ample Parking/Garage Space
- Room to Extend STPP
- 10.5 Acres Pasture

**Guide price £499,950**



## SITUATION AND AMENITIES

On high ground enjoying breath taking views across Exmoor, towards the coast. The property is just within Exmoor National Park, close to Parracombe Village which offers primary school, public house, village hall, Churches, recreation ground and bus services running between Barnstaple and Lynton. The twin villages of Lynton and Lynmouth are about 7 miles, the coast of Combe Martin about 5.6 miles and Barnstaple 11.8 miles. About 20 minutes by car is access to the A361 North Devon Link Road running through to Junction 27 of the M5 Motorway where there is also access to Tiverton Parkway (London Paddington in just over 2 hours). Within half an hour are the beaches of Croyde, Saunton and Woolacombe.

## DESCRIPTION

Understood to of originally been constructed in 1912, Rowley Down presents red brick elevations with double glazed windows beneath a tiled roof. Within the last 3 years the property has been the subject of extensive modernisation and improvements to include extensive re-wiring and re-plumbing, new kitchen, new bathroom, new oil fired central heating system, boiler and tank, re-decoration, new floor coverings etc. There is room to extend subject to planning permission. The property is set in gardens and pasture of about 7.5 acres with a further 3 acres or so of woodland. The woodland is separately accessed from the drive and there are the remains of a building where there may be potential to construct a holiday lodge or similar subject to planning permission. The property also lends itself for equestrian use as a small holding or possibly even a cattery/kennels or holiday orientated business subject to planning permission. The accommodation is particularly bright

and on the ground floor a double glazed front door and bay gives access to DINING ROOM with cupboard understairs. SITTING ROOM with fitted wood burner on slate hearth. KITCHEN in a cream shaker style with curve ended cupboards, polished slate work surfaces, grooved drainer, Belfast sink, flag stone effect flooring, Grant oil fired boiler. Integrated dishwasher, Everhot electric range for cooking only, space for upright fridge/freezer, door to outside. CLOAKROOM WC, basin. UTILITY AREA with plumbing for washing machine, slate work surface. FIRST FLOOR LANDING. BEDROOM 1 Range of fitted wardrobes, fine views. BEDROOM 2 fitted wardrobe, fine views. BEDROOM 3. FAMILY BATHROOM painted wood panel bath, basin, wall mirror, bidet, tiled cubicle, WC.

## OUTSIDE

The property is accessed via a long drive way bounded by mature specimen trees and shrubs giving a tree lined avenue effect. There is extensive parking and turning space, there is an area of front lawn and bank of woodland. To the rear of the house is a substantial LEAN TO currently utilised for storage but suitable for replacement by something more substantial. To the left hand side and the rear of the property are mature gardens including TWO SHEDS and to the right a newly created large sun deck to enjoy the views and adjoining games lawn. Beyond is a substantial gently sloping paddock where the woodland area falls between this and the road.

## SERVICES

Mains electricity, private drainage and water, oil fired central heating.

## DIRECTIONS

From Blackmoor Gate take the A39 towards Lynton continue for about half a mile and the entrance to the property will be found on the right.

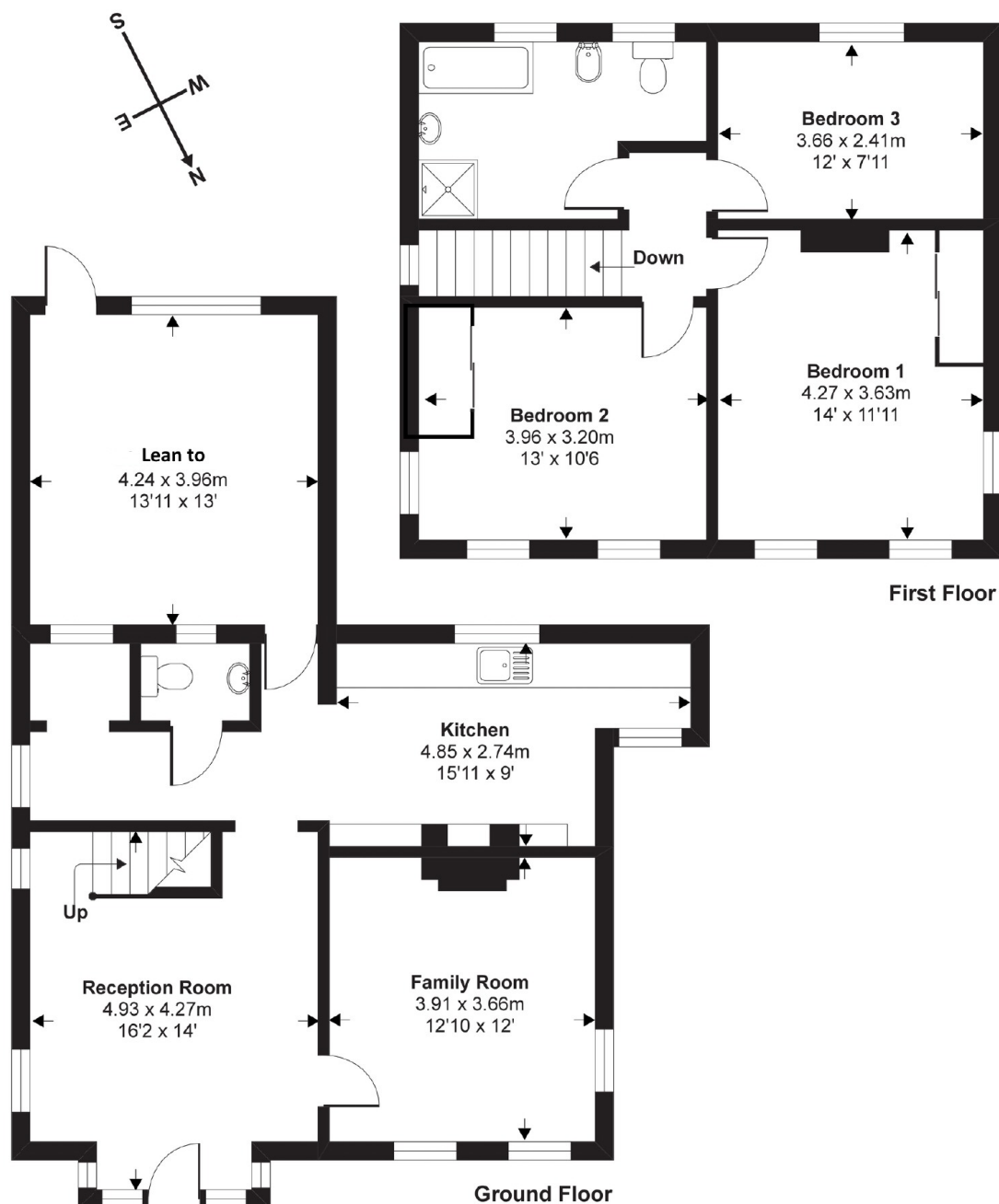




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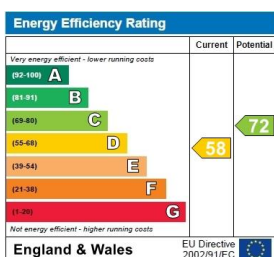
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Approx. Gross Internal Floor Area  
127.3 Sq Metres 1371 Sq Ft



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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale

These particulars are a guide only and should not be relied upon for any purpose.



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