

gth





Upways Lovacott, Newton Tracey, Barnstaple EX31 3PZ

Barnstaple 5.2 miles; South Molton 16 miles; Tiverton 34 miles

 3  3  1  106 sq m

This three-bedroom semi-detached cottage sits within over two acres of land and offers an exciting opportunity for renovation in a peaceful rural setting. Requiring modernisation, the property benefits from a range of substantial outbuildings, making it ideal for those seeking space, versatility, and countryside living.

Freehold Offers I.E.O £450,000

DESCRIPTION

This characterful three-bedroom semi-detached cottage offers a fantastic opportunity for those looking to create a charming rural home in a peaceful countryside setting. In need of some modernisation, the property provides a blank canvas for renovation, with plenty of original features and potential to enhance and extend (subject to planning).

Set within over two acres of land, the cottage is ideal for those seeking space for smallholding, equestrian use, or simply to enjoy a more self-sufficient lifestyle. A range of generous outbuildings accompany the property, offering excellent storage, workshop space, or scope for conversion. With its combination of space, privacy, and potential, this cottage represents a rare chance to secure a slice of rural life in a desirable location.

SERVICES & OUTGOINGS

We understand that mains electric and water are connected to the property. LPG central heating. Private drainage.

Council Tax: *North Devon Council—Band C.*

SITUATION

The property occupies an outstanding rural position on the edge of the pretty hamlet of Lovacott, situated within glorious North Devon countryside comprising a predominantly agricultural

landscape of rolling hills and river valleys interspersed with an abundance of woodland. Despite its peaceful rural location Upways is extremely well situated for easy access to the surrounding districts, enjoying convenient access to Barnstaple, Bideford and the main routes of communication.

The small village of Lower Lovacott offers its inhabitants a primary school, village hall, garage, chapel, nursery and a bus stop. Newton Tracey is about close by with a popular public house, whilst the principle North Devon town of Barnstaple lies only about 6 miles to the north east, providing an excellent range of commercial, educational and recreational facilities befitting those of an important regional centre, including the North Devon District Hospital. To the north east the Exmoor National Park offers beautiful moorland scenery with many foot and bridle paths and the stunning North Devon coastline, whilst to the north and west are the popular sandy beaches of Instow, Saunton Sands, Croyde Bay, Putsborough and Woolacombe.

From Barnstaple the A39 and hence A361 North Devon Link Road provide easy access to the M5 motorway (Junction 27) at Tiverton, with mainline intercity rail links available at Tiverton Parkway (London Paddington approx. 2 hours). The cathedral city and county town of Exeter is about 40 miles away, with international airports at Exeter and Bristol.

DIRECTIONS

What3words:///pedicure.unites.stuck

ADDITIONAL INFORMATION

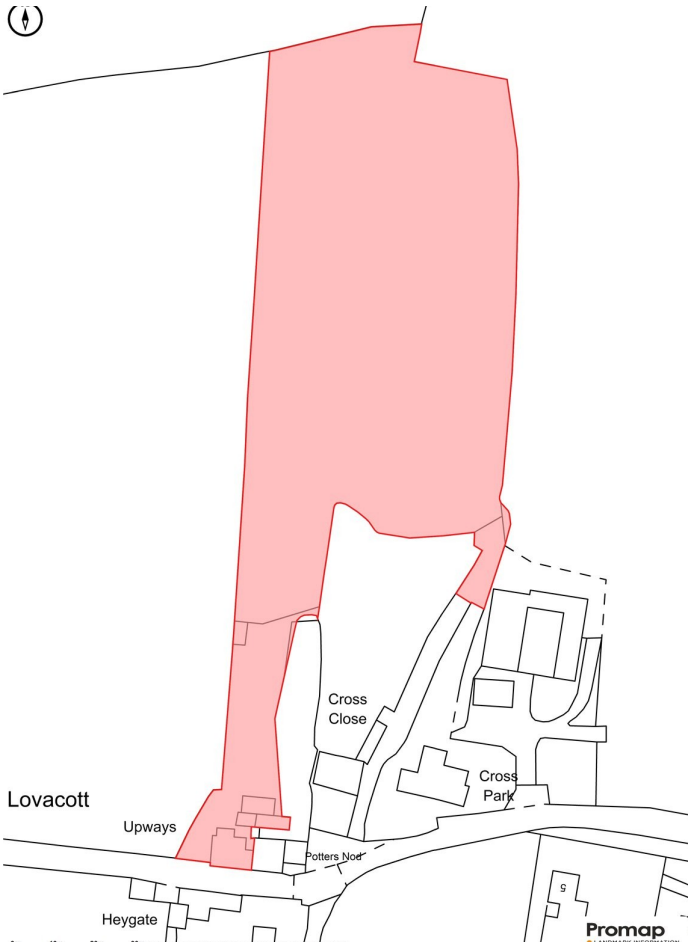
Broadband: Broadband is available- Basic 16 Mbps, Superfast 38 Mbps, Ultrafast 1800 Mbps.

Mobile Coverage: Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.

Flooding: The property is in an area at a VERY LOW RISK from River/Sea and Surface Water flooding.

Construction Type: Stone and cob.





VIEWING

Strictly by appointment with the agents

Greenslade Taylor Hunt.

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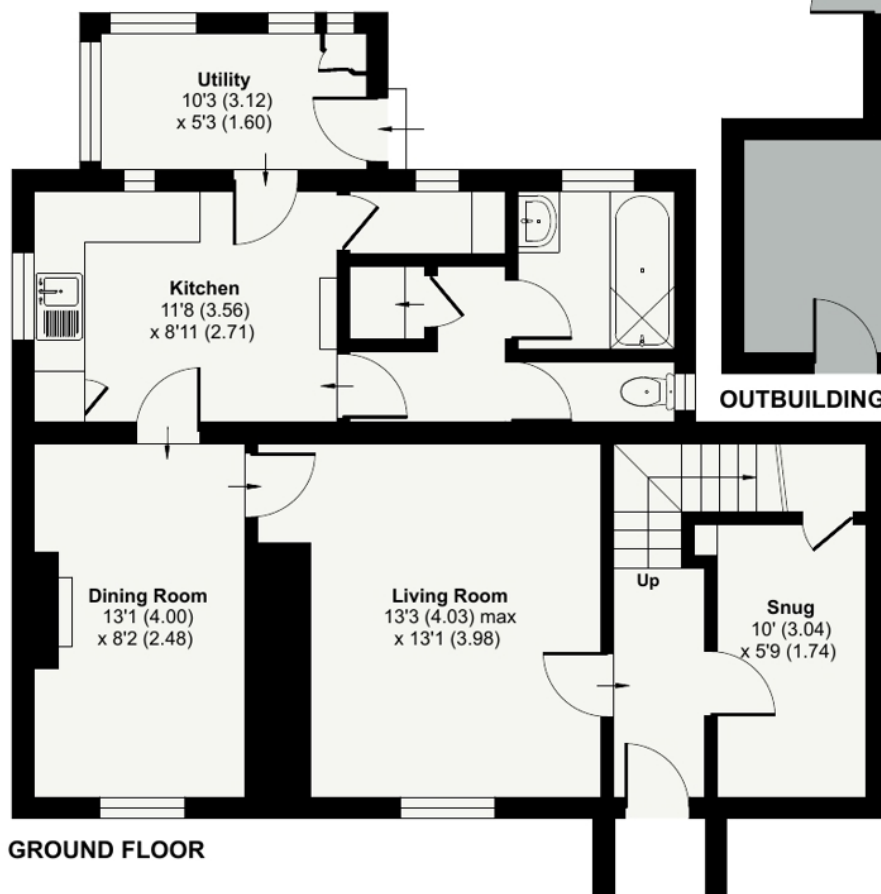
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Approximate Area = 1141 sq ft / 106 sq m

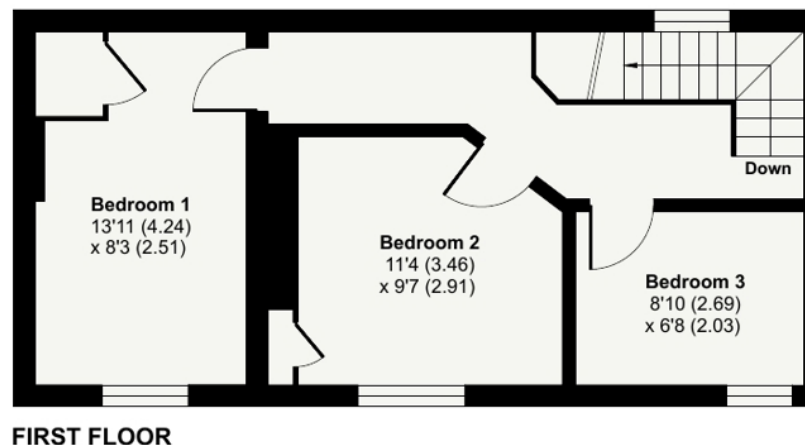
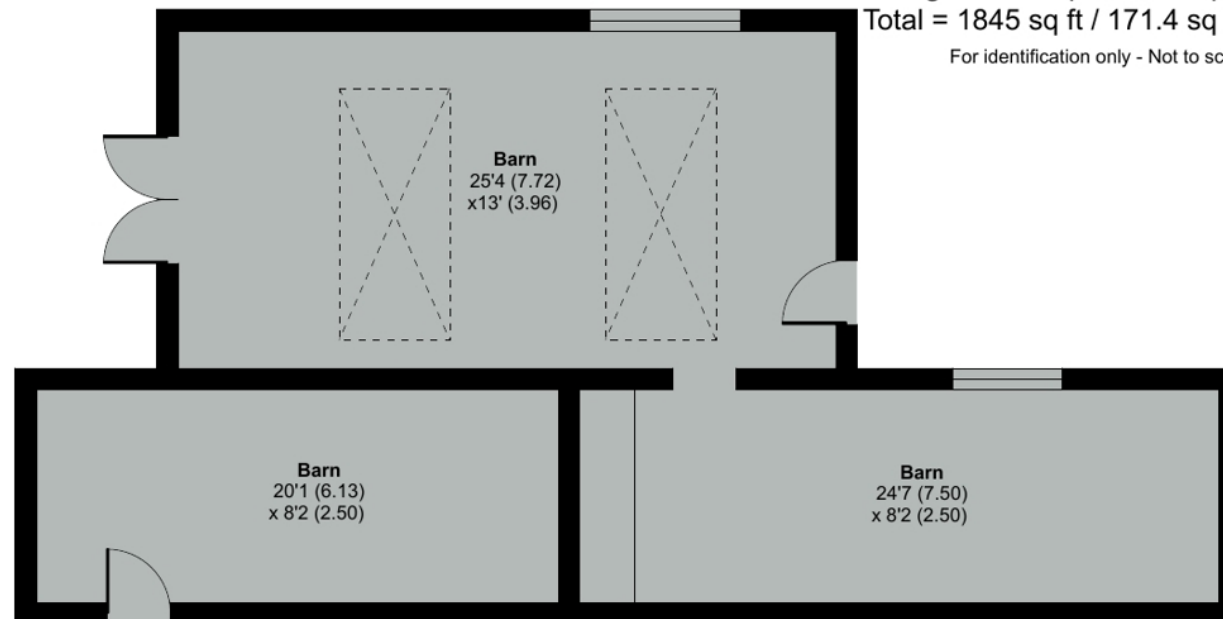
Outbuildings = 704 sq ft / 65.4 sq m

Total = 1845 sq ft / 171.4 sq m

For identification only - Not to scale



OUTBUILDING 1 / 2



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Greenslade Taylor Hunt. REF: 1294052



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

IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.

