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Kingsley House, Parracombe  
Barnstaple, EX31 4PE

A quirky period village house with many features at centre of a favoured Exmoor village.

Village amenities close by. Lynton/Lynmouth 4.7 miles. Barnstaple 14 miles.

- Entrance Lobby, Kitchen • Period Sitting Room • Galleried Dining Room • 3 Bedrooms, Bathroom • Small Landscaped Garden • Double Garage Available • Small Barn Available • No Upward Chain •

**Guide price £259,950**

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## SITUATION AND AMENITIES

In the pretty village of Parracombe, on the edge of Exmoor National Park, the village offers general store / Post Office, primary school and well regarded period inn with a reputation for good food. A few miles to the north are the twin towns of Lynton and Lynmouth with their steep river valleys and rugged coastline, whilst to the west, the famous surfing beaches of Croyde and Woolacombe are readily accessible. Within easy driving distance, Barnstaple is North Devon's regional centre, and home to the main business, commercial, leisure and shopping venues, as well as its renowned Pannier Market. The North Devon Link Road (A361) is also convenient, and offers a fast route to the M5 at Junction 27 (Tiverton) and the motorway network beyond. At Tiverton, Tiverton Parkway provides access to London in just over 2 hours. Exmoor National Park is one of the few remaining wildernesses in England. It is a popular choice for those who like every kind of outdoor activity, including cycling, riding, walking, fishing etc.

## DESCRIPTION

Kingsley House comprises an attached two storey period village cottage, which presents painted stone elevations beneath a slate roof. The property combines 21st Century refinements with many original period features, is full of character and very well presented. An internal inspection is strongly recommended. Available across the road and by separate negotiation, is a small, two storey Grade II Listed attached barn, and down the road, also available by separate negotiation, is a detached double tandem garage / workshop. Both buildings are pictured within these particulars, although the barn is Listed, the house is not. The garden is arranged to the rear of the property and is attractively landscaped, with ease of maintenance in mind. The property is considered ideal as a principal residence, 2nd home, UK base or holiday let investment. The layout of the accommodation with approximate dimensions is more clearly identified on the accompanying floorplan, but comprises:

Stable type front door with antique stained glass panel inset into

## ENTRANCE LOBBY

With tiled floor. Coat hooks. Wall mounted cupboard housing electrics. Pair of glazed inner doors to

## SITTING ROOM

Double glazed casement windows to front. Wooden floor. Attractive stone fireplace with slate hearth. Fitted wood burner, which, when lit contributes to hot water and central heating. Stone and slate display area to one side. Feed from Sky satellite dish. Open plan carpeted stairs to first floor - described later. Two steps up to

## GALLERIED DINING ROOM

Wooden floor. Windows to side. Fitted cupboard and shelves within alcove. Three stone and slate steps rise to a double glazed door giving access to a small outside area and store. Delightful exposed ceiling beams.

## KITCHEN

Of irregular shape. Decorative ceiling beams. Tiled floor. Range of hardwood wall and base storage units with worktops over. Double stainless steel sink with mixer tap. Casement windows to front and side. Four ring electric cooker with oven and grill below. Space and plumbing for washing machine and dishwasher. Space for fridge. Built in cupboards, one with stained glass insets that sits within an alcove with Bressummer beam above. Hand-built dark wood cupboard for housing cleaning items.

## FIRST FLOOR SPACIOUS GALLERIED LANDING

Attractive stripped wood four panelled doors to the bedrooms and bathroom. Hatch to large loft space, partly boarded via a fitted loft ladder. WITH SUITABLE CONSENT THIS COULD POSSIBLY BE CONVERTED TO AN ADDITIONAL EN SUITE BEDROOM AS THERE IS AMPLE ROOM ON THE LANDING TO ADD A STAIRCASE. Built in cupboard with shelving. Double glazed door opening to small wooden



footbridge, which leads via slate steps up to the rear garden, outside light and power.

### BEDROOM 1

3.38m X 3.18m (11'1 X 10'5)

Casement windows to front. TV point. Built in wardrobe which also contains electric central heating boiler, controller and hot water tank with immersion heater.

### BEDROOM 2

4.27m X 3.96m (14' X 13')

Windows to front and side. TV point. Recess for a wardrobe. Fitted cupboard.

### BEDROOM 3

3.78m X 2.62m (12'5 X 8'7)

Casement windows to the rear. Vaulted ceiling with gallery area. Decorative wooden frieze at picture rail height. Two exposed roof trusses.

### SPECIAL NOTE

This room is known by the owners as 'The King's Room'. It is said that the former Prince of Wales (later King Edward VII) once rested in the room when it formed part of the former 'London Inn', renamed 'The Royal Hotel' after his visit.

### BATHROOM

Casement window to front. Tiled to full height on three walls. White Heritage bathroom suite with panel enclosed bath, low level WC, pedestal wash hand basin, mirror and light above. Above the bath, there is a wall mounted electric shower, extractor unit.

### REAR GARDEN

Approximately 49'2 x 16'4. The first level has a paved patio with space for table and chairs and a small bench, surrounded by trellising and

stone walls. Three slate steps rise to the second level, which is gravelled and currently used as a barbeque area. Two more steps rise to another paved area, surrounded by borders, with mature shrubs. The garden is enclosed by wooden fencing and trellising, offering a good deal of privacy, and there are some views to the surrounding countryside.

### THE BARN

Is situated opposite the house and is constructed of stone. There are double wooden doors opening into a ground floor area, with exposed stone walls on all sides and concrete floor. A raised area with stone quarter circle and top is the bread oven of the former mill to which the barn is attached. Steep wooden steps rise to a mezzanine level, which is boarded for storage. There is a window at one end. At the front, above the door at head height is a hay door. The recently re-slatted roof is felted on the underside. Original A frame trusses and beams. Power and light connected. This unit is available by separate negotiation, if required.

### THE GARAGE

Is located about 75 metres from the house. This is a detached, stone built structure, with up and over door. The pitched roof has recently been renewed and is constructed of plastic grey coated corrugated sheet metal, with two matching perspex panels for light with concrete floor. This unit is available by separate negotiation, if required.

### LOCAL PLANNING AUTHORITY

Exmoor National Park.

### DIRECTIONS

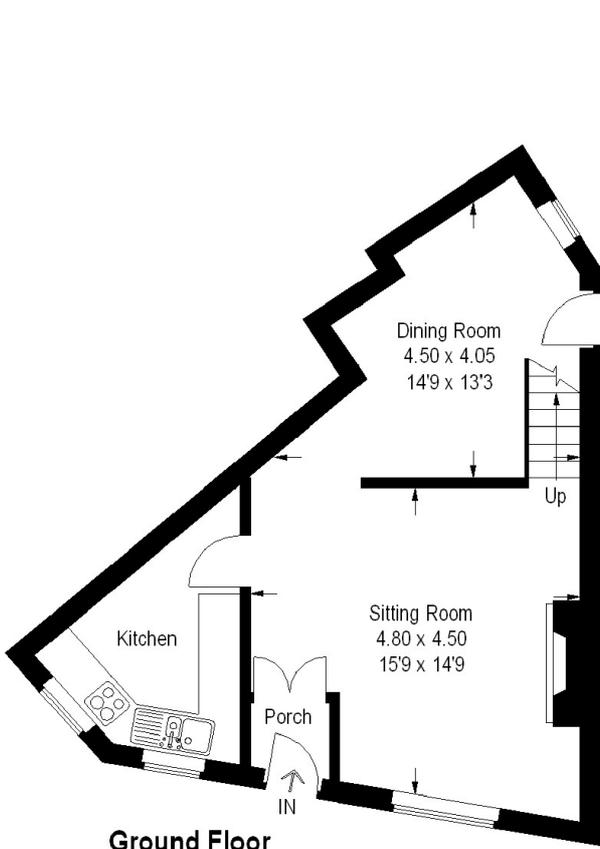
From Blackmoor Gate, follow the A39. After about a mile and a half, take the first turning on the left signed Parracombe. Proceed through the village, passing the Fox and Goose pub on your left hand side. Climb the hill, and the property will be found on the left hand side.

### SERVICES

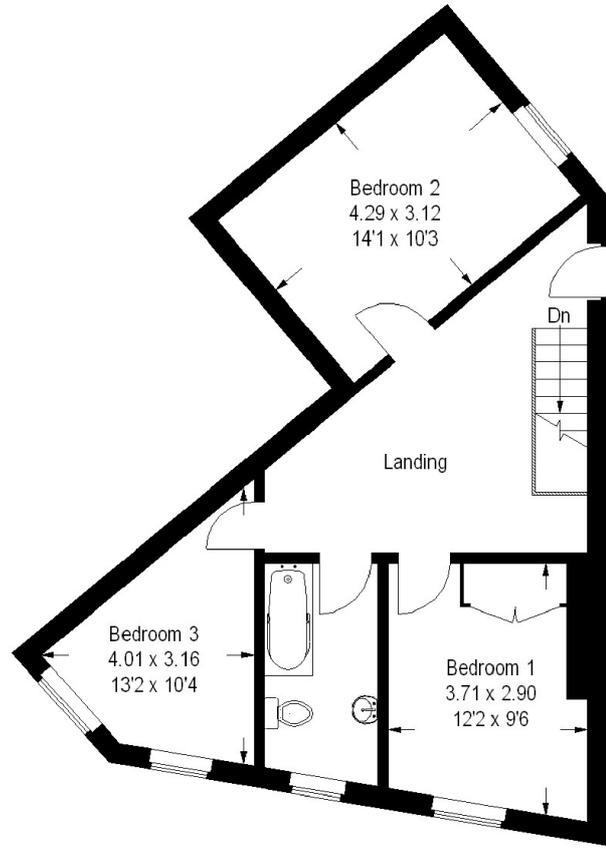
Mains water, electricity and drainage. Electric central heating.



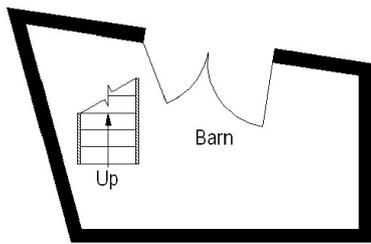
Approximate Gross Internal Area  
 97 sq m / 1044 sq ft  
 Barn = 11 sq m / 119 sq ft  
 Total = 108 sq m / 1163 sq ft



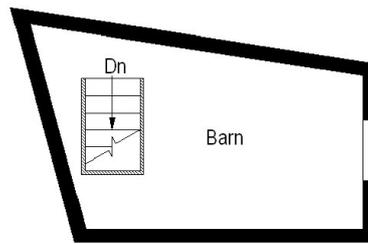
Ground Floor



First Floor



Ground Floor - Barn



First Floor - Barn

Illustration for identification purposes only, measurements are approximate, not to scale.  
 FloorplansuSketch.com © 2013



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		91
(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 energy efficient - higher running costs			
England & Wales			64
EU Directive 2002/91/EC			