

GROUND FLOOR  
654 sq.ft. (60.7 sq.m.) approx.



1ST FLOOR  
423 sq.ft. (39.3 sq.m.) approx.



THRESHING BARN, HIGHER DELWORTHY

TOTAL FLOOR AREA: 1077 sq.ft. (100.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Mid Terrace Character Cottage

Threshing Barn Delworthy, Yarnscombe, Barnstaple, EX31 3LT

Offers In The Region Of

**£200,000**

- Mid Terrace Cottage
- Vaulted living room
- Potential extra bedroom
- 2 Car spaces
- Rural setting
- Bath/Shower Room
- Patio/Enclosed Lawn area
- Surrounded by fields
- Mezzanine Bedroom
- Air Source Heat Pump

## Directions

Grid Ref: SS 545/237. From the A361/A39 as you pass by south of Barnstaple turn left on to the B3232 road as though to Torrington. Follow this road for some 4 miles where you will pass through Newton Tracey and continuing on pass through Alverdiscott. From Alverdiscott travel for approximately 2 miles further where you will pass by the Paint Ball/Laser facility at South Down and a few hundred yards thereafter turn left at Cloggshill Cross towards Yarnscombe. Within a further half mile turn left at the junction towards Boode and Delworthy, from here follow the country lane for a mile where as you drop down the hill Higher Delworthy and its cottages are the first to the right and clearly signed.

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## Room list:

**VAULTED LIVING ROOM**  
7.32m x 5.49m (24'0" x 18'0")

**HOT WATER CUPBOARD**  
1.96m x 1.14m (6'5" x 3'8")

**SHOWER ROOM**  
about 2.13m x 2.13m (about 7 x 7)

**A staircase rises to a**

**FINE GALLERIED BEDROOM**  
5.33m x 3.12m (17'5" x 10'2")

**PRIVATE PATIO**

**PRIVATE GARDEN**

**2 DEDICATED CAR SPACES**

## Overview

In the heart of rural North Devon within a short drive of the major towns of Barnstaple, Bideford and Great Torrington and the Tarka trail and beach at Instow. One of a small development of 3 individual rural cottages all converted from a range of traditional farm buildings including this an original threshing barn which retains its high vaulted ceilings its own private patio, garden area and off road parking.

The cottages are conveniently located in typical unspoilt rolling countryside between the Taw and Torridge river valleys and from the grounds extensive rural views to Exmoor to the north-east and west towards the North Devon Coastline near Westward Ho!

The rural village of Yarncombe is about a mile, closer by footpath, set around its ancient parish church with village hall and good community spirit.

To the north is Barnstaple, 6 miles, the ancient borough and administrative centre for North Devon. The town provides a comprehensive range of both business and leisure facilities including the Green Lane shopping centre, out of town superstores, live theatre, leisure centre, Tarka tennis centre and a Sprinter train service running through to the Cathedral City of Exeter.

The A361/North Devon Link road provides much improved communications to and from the North Devon area, connecting directly as it does through to junction 27 on the M5 motorway to the east of Tiverton where there is also the Parkway railway station from where journey times to London/Paddington are approximately 2 hours.

Within a couple of miles of the property there are leisure facilities with paint ball, laser shooting and at South Down, with the town of Great Torrington some 4 miles to the south providing good local facilities with the Plough theatre, golf course and fishing on the River Torridge and of course the North Devon coastline with sailing, surfing and sandy beaches close by at Instow, Westward Ho and Croyde.

There are private garden areas for each cottage to the south east side and plenty of designated car parking to the north west and all share a common access from the quiet country land approach.

## Outside

The property, in conjunction with its 2 neighbours and the owners adjoining smallholding with horses is approached over a shared drive to one side of which are designated car spaces for each of the separate properties.

To the south-east the cottages all have their own private level fenced lawned areas with sitting out areas and being able to take advantage of the views afforded over the countryside away to Exmoor and the village at Yarncombe.

NOTE – The current owner has been unwell and has not been able to complete all the work that he started such as paint a couple of internal wall, boarding around the central heating boiler and finishing the patio extension to the rear.

## Services

Main water and electric, air source heat pump, solar panels, private drainage

## Council Tax

Band A

## EPC Rating

Believed Band C to be confirmed

## Tenure

Freehold

## Viewings

Strictly by appointment with the Phillips, Smith & Dunn Barnstaple branch on

01271 327878 Out of hours  
Michael Challacombe 07970  
445204

