

STAGS

Longways







Longways, Metcombe

Marwood, Barnstaple, Devon, EX31 4EE

Barnstaple, Woolacombe Beach, Exmoor National Park - all within about 15/20 minutes by car

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A substantial detached period Devon long house of particular charm & character, down a quiet, no through lane in glorious rural surroundings

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- 2 Reception rooms with inglenooks
- Sewing Room/Study, Utility Room
- May suit dual occupation.
- Further barn. Both may convert stpp
- Council Tax Band F
- Kitchen/Breakfast Room with Rayburn
- 6 Bedrooms, 4 Bath or Shower Rooms
- Adjoining barn, currently garage/workshop
- Secluded gardens. No upward chain
- Freehold

Guide Price £567,500

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SITUATION & AMENITIES

Longways is situated down a no-through lane, which leads to a Hamlet of just 5 properties, and which is also initially a bridleway, turning off prior to Longways, but continuing past Longways as a public footpath leading to many miles of open countryside – ideal for dog walking/rambling. The property backs onto open fields and enjoys a good deal of seclusion and privacy. The Parish of Marwood is extensive and beautiful. Metcombe originates as far back as the Domesday Book, and translates to 'Meadow Valley' or 'Hay Land' in olde English. The village of Marwood itself is about 2 miles away and offers primary school and Marwood Hill Gardens. Barnstaple, North Devon's regional centre and primary market town lies about 5 miles to the South, and houses the area's main business, commercial, leisure and shopping venues, as well as Pannier Market, live theatre and District hospital. At Barnstaple there is access to the North Devon Link Road which leads on in a further 45 minutes or so to Jct.27 of the M5 Motorway. Nearby Tiverton Parkway offers a fast service train to London Paddington in just over 2 hours. In the opposite direction, the coastal resort of Ilfracombe can be reached in about 15 minutes or so. A little further afield are the popular beaches and surfing resorts at Croyde, Putsborough, Saunton (also with Championship Golf Course) and Woolacombe. The area is well served by extensive state and private schools, including West Buckland school. The nearest international airports are at Bristol and Exeter.

DESCRIPTION

Longways presents most attractive elevations of stone and painted render, beneath a slate roof. The structure follows the lay of the land and the accommodation is arranged in such a way that property can be utilised as one large family house, or two self-contained elements, with possibilities for use on the basis of dual occupation by parts of the same family or a home with income potential. Incorporated within the main structure is an integral barn, currently utilised as garaging and workshops, but with potential for conversion to yet more accommodation, subject to any necessary planning permission. The accommodation has an authentic, rustic period farmhouse ambience, and sympathetically combines modern refinements with many original period features. The current owners have utilised the property as a 2nd home. Accordingly, there is no upward chain and the majority of contents are potentially available by separate negotiation if required. The house is complemented by well-tended secluded gardens, which display many well-established specimen shrubs and trees. Within the gardens is a further detached stone barn with potential for conversion for a variety of uses, subject to planning permission. This is certainly a property which needs to be viewed internally to be fully appreciated.

ACCOMMODATION

GROUND FLOOR

Front door to ENTRANCE HALL. SHOWER ROOM/CLOAKROOM with tiled shower cubicle, low level wc, wash hand basin, vanity cupboards, dimplex wall heated, terracotta tiled flooring. STUDY/SEWING ROOM with fitted shelving. UTILITY ROOM with Belfast sink, slate drainers, space for two appliances, plumbing for washing machine, terracotta tiled flooring, door to OUTSIDE. SITTING ROOM a double aspect room with stone Inglenook fireplace, Bressumer beam, fitted wood burner, bread oven, exposed beams, fitted bookshelves. DINING ROOM once again double aspect, Inglenook stone fireplace, Bressumer beam, beamed ceiling, fitted double corner cupboard in natural wood. Steps up to country KITCHEN/BREAKFAST ROOM with a range of bespoke hand-made oak units and work surfaces incorporating 2 ½ bowl moulded sink unit, Rayburn for cooking and domestic hot water, NEFF electric oven, plumbing for dishwasher, space for fridge, John Lewis ceramic hob, beamed ceiling, terracotta tiled flooring, shelved CUPBOARD understairs, stable door to FRONT GARDEN. Stable door also to BOOT ROOM with Belfast sink, storage baskets flanking either side, clay tiled flooring, stable door to OUTSIDE. Steps up to DAIRY/WINE CELLAR with a range of shelving, overspill fridge space. Door to WORKSHOP a double aspect room with fitted shelving, glazed-fronted peninsula storage unit, door to GARDEN, CUPBOARD housing water cylinder and plant. Door to DOUBLE GARAGE currently utilised as a PLAYROOM with a pair of sliding doors, vaulted ceiling, staircase off to MEZZANINE LEVEL, adjacent to BEDROOM 1.

The main staircase rises from the KITCHEN to LANDING with shelved recess, trap to loft space, AIRING CUPBOARD pre-lagged cylinder. BEDROOM 1 double aspect, exposed beams, triple wardrobe, short staircase rising to EN-SUITE BATHROOM with panelled bath, Mira shower unit, folding shower screen, tiled surround, twin wash hand basins with cupboards and shelving beneath, twin arched mirrors above, shaver point, low level wc, bidet, wood effect flooring, wall heater, exposed beams. BEDROOM 2 bed recess, bridge cupboards above, range of fitted wardrobes, shelved built-in CUPBOARD, fitted storage box. BEDROOM 3 beamed ceiling, dummy double wardrobe (which is actually a connecting door with the SECONDARY WING). FAMILY BATHROOM wood panelled spa bath with mixer tap/shower attachment, tiled surround, low level wc, wash hand basin, vanity cupboard, recessed shelf above, exposed beams, electric wall heater. The secondary staircase rising from the main ENTRANCE HALL to SECONDARY LANDING. AIRING CUPBOARD pre-lagged cylinder, double built-in wardrobe. FAMILY SHOWER ROOM (also Jack'n'Jill with BEDROOM 6) shower cubicle, Mira shower unit, tiled surround, low level wc, wash hand basin in pine surround, cupboards, splashback with arched mirror and light above, wall heater. BEDROOM 4. BEDROOM 5 (which interconnects with BEDROOM 3 as described earlier) beamed ceiling. BEDROOM 6 beamed ceiling.













OUTSIDE

From the lane, the property is approached through a 5-bar gate over a DRIVEWAY which provides ample parking and turning space, and leads to the GARAGING. The FRONT GARDEN is screened from the access lane by a mature bank of established shrubs and trees. There is an area of lawn, well-stocked borders, small TERRACE, clematis and roses are trained over the front elevation of the house. A gravelled pathway leads around the entire outside of the dwelling. Continuing along the front of the house, there is separate pedestrian access to the SELF-CONTAINED WING, and beyond this a further double tandem parking bay, and LEAN-TO LOG STORE. Below this is a compost and burning area, which then connects to the REAR GARDEN mainly lawned, with many more specimen shrubs, including azalea, camelia, hydrangea, magnolia and rhododendron. There are further lawns, an oil tank and the DETACHED STONE BARN, which may be utilised for garden machine/tool store or possibly conversion to a studio or similar subject to planning permission. The property is bounded by mature hedging, trees or Devon bank, as well as some stone walling to the front. In all, the gardens amount to approximately 0.37 of an acre.

SERVICES

Mains electricity, private bore hole water supply, septic tank drainage. Heating is by modern electric wall heaters. We understand that the property is South-facing and there may be potential to install solar panels. According to Ofcom broadband is available at the property and mobile signal is unlikely. For further information please visit https://checker.ofcom.org.uk/

DIRECTIONS

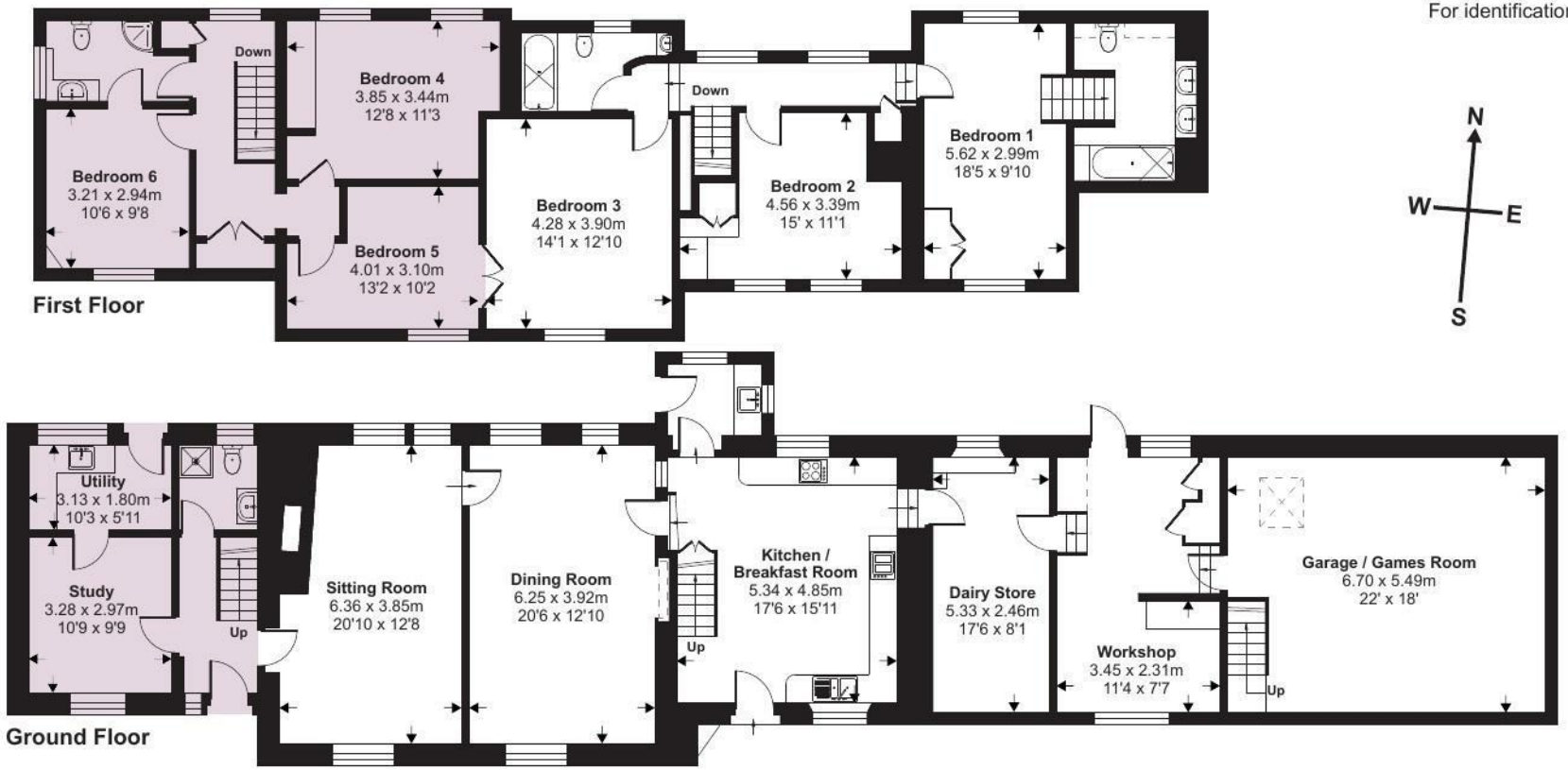
W3W//////boat.mango.cautious

PLEASE DON'T FOLLOW SATNAV AS IT WILL TAKE YOU INTO MIDDLE MARWOOD!

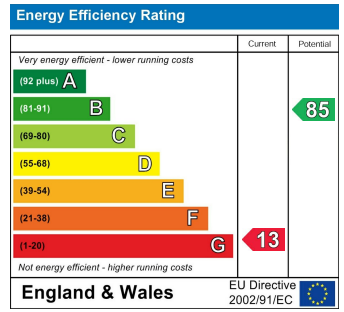
From Barnstaple, leave the town in the direction of Pilton Causeway and the hospital. At the traffic lights turn left and continue for 200m, turning right into Abbey Road. At the top of the road turn left, and continue past the Windsor Arms. Continue on through the Hamlets of Prixford and Guineaford, and then Marwood itself, continuing in the direction of Ilfracombe. After a series of bends, as the road starts to climb and straighten, the entrance to Metcombe will be found on the left-hand side, shown as a bridleway. Take this farm lane and the property is the first that you come to after about ½ mile.

Potential Self Contained
Secondary Unit

Approximate Area = 3318 sq ft / 308.2 sq m
Limited Use Area(s) = 5 sq ft / 0.4 sq m
Total = 3323 sq ft / 308.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Stags. REF: 1268278



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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.















