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## Centery Farm & Cottages

# Centery Farm & Cottages, Bittadon, Barnstaple, Devon, EX31 4HN



THE MAIN HOUSE



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## SITUATION AND AMENITIES

Centery Farm is set in rural yet conveniently located surroundings within its own gardens and grounds approximately six acres in the pretty parish of Bittadon 7 miles north of Barnstaple. Bittadon a small civil parish on the outskirts of Barnstaple one of a group of parishes and hamlets steeped in history and understood to date back to the Saxon and medieval period with mentions in the Domesday book. The nearby hamlet of Marwood has a primary school and several churches and village halls. The village of Muddiford is also nearby and has a charming pub and restaurant. The renowned 103 acre Broomhill Estate is around 10 minutes by car, boasting luxury hotel, sculpture gardens with restaurant that holds regular events. Barnstaple, North Devon's regional centre and primary market town, lies about 7 miles to the south and houses the area's main business, commercial, entertainment and shopping venues. The North Devon Leisure Centre and Tarka Tennis Centre, both in Barnstaple, provide many indoor pursuits. Cinemas and live theatres are available in Barnstaple and Ilfracombe, whilst other sporting and leisure pursuits are close to hand including golf at Landkey, Ilfracombe and Saunton. North Devon's famous coastline is within easy reach and provides excellent sandy surfing beaches, including the favoured resorts of Croyde and Woolacombe. A short driving distance gives access to the North Devon Link Road leading to Junction 27 of the M5, where there is also access to Tiverton Parkway Train Station.

## THE ACCOMMODATION

We are delighted to offer for sale this charming detached character estate situated in a fantastic rural location and only 15 minutes from Woolacombe beach and Barnstaple town. The original core of Centery Farm is understood to date back to Victorian times, which has been sympathetically extended and remodelled in subsequent years. The property presents colourwash rendered elevations beneath a slate roof and now provides very well presented and versatile home and holiday accommodation comprising of farmhouse with attached wing, cottage, barn conversion and a static caravan all within extensive six acre grounds. The main Centery Farmhouse is traditional and characterful comprising of two reception rooms, farmhouse kitchen, utility room and large laundry room on the ground floor and four decent sized bedrooms and three bathrooms on the first floor. Part of the farmhouse has been adapted into a self contained wing called Duckdown which comprises of a sitting room, kitchen and utility room two bedrooms and bathroom with pretty garden. This part could be used as an annexe or self contained accommodation for a dependant relative or connected back into the main house if needed.

The interconnecting, but self contained property named The Dairy Cottage was built in 2007 but has since been remodelled and renovated by the current owners and offered spacious providing modern yet characterful accommodation comprising of large open plan kitchen/breakfast room and sitting room, and three ensuite bathrooms and garden. The most recent addition to the farm has been the conversion of a redundant barn to form The Milking Shed. Converted into 2018 this modern spacious light and airy single building comprising of an open plan kitchen/living room with vaulted ceiling, two bedrooms and bathroom also comes with a lovely garden. The Jam Shed is a private tucked away static caravan offering further holiday accommodation comprising of two bedrooms, bathroom, kitchen and living room with wrap around veranda. Overall the property offers potential for a variety of uses

including lucrative holiday letting business potential bed and breakfast / guest house theme or simply a private residence with separate guest / staff / in-law accommodation. Other notable features include an extensive car park, beautiful gardens, workshops / former stabling, field with former consent for five touring caravans, copse and pasture in all approximately 6 acres.

The accommodation layout with approximate dimensions is more clearly shown on the accompanying floorplan. The accommodation is described in brief.

## GARDENS & GROUNDS

From the lane there is a sweeping drive in approach and extensive car parking and turning area as well as extensive terraces to the front of both the main house and the cottages. The properties overlook their own park-like gardens, which are laid to sweeping lawns interspersed with many specimen trees and shrubs. At the rear of the property is a strip of copse, which separates the garden from the large sloping field behind. In all the gardens and grounds provide an appropriate setting and amount to approximately 6 acres.

## HOLIDAY LETTING

Centery Farm has been run as a profitable self-catering holiday letting business and is currently advertising its properties as holiday let accommodation through [holidaycottages.co.uk](http://holidaycottages.co.uk), ref 28803, 27524, 60443 & 88358. We understand there is potential to expand the business if required (STPP), all the properties are presented to an extremely high standard and have 5 star rated reviews by the guests. Further details regarding the holiday letting is available on request.

## DIRECTIONS

From Barnstaple take the A39 road towards Lynton. Leave the town passing by North Devon District Hospital and within a short distance bear left onto the B3230 road to Muddiford. Proceed through Muddiford, Milltown and Bittadon and as you leave the centre of Bittadon continue for about half a mile taking the first turning on the right thereafter where Centery Farm is the first property in on the left and clearly signed.

## SERVICES

Mains electricity. Private borehole water supply. The water filtration plant is sited at the top of the borehole in the field directly behind the farmhouse. Private drainage system. Independent oil fired central heating system to both the house and the cottage.

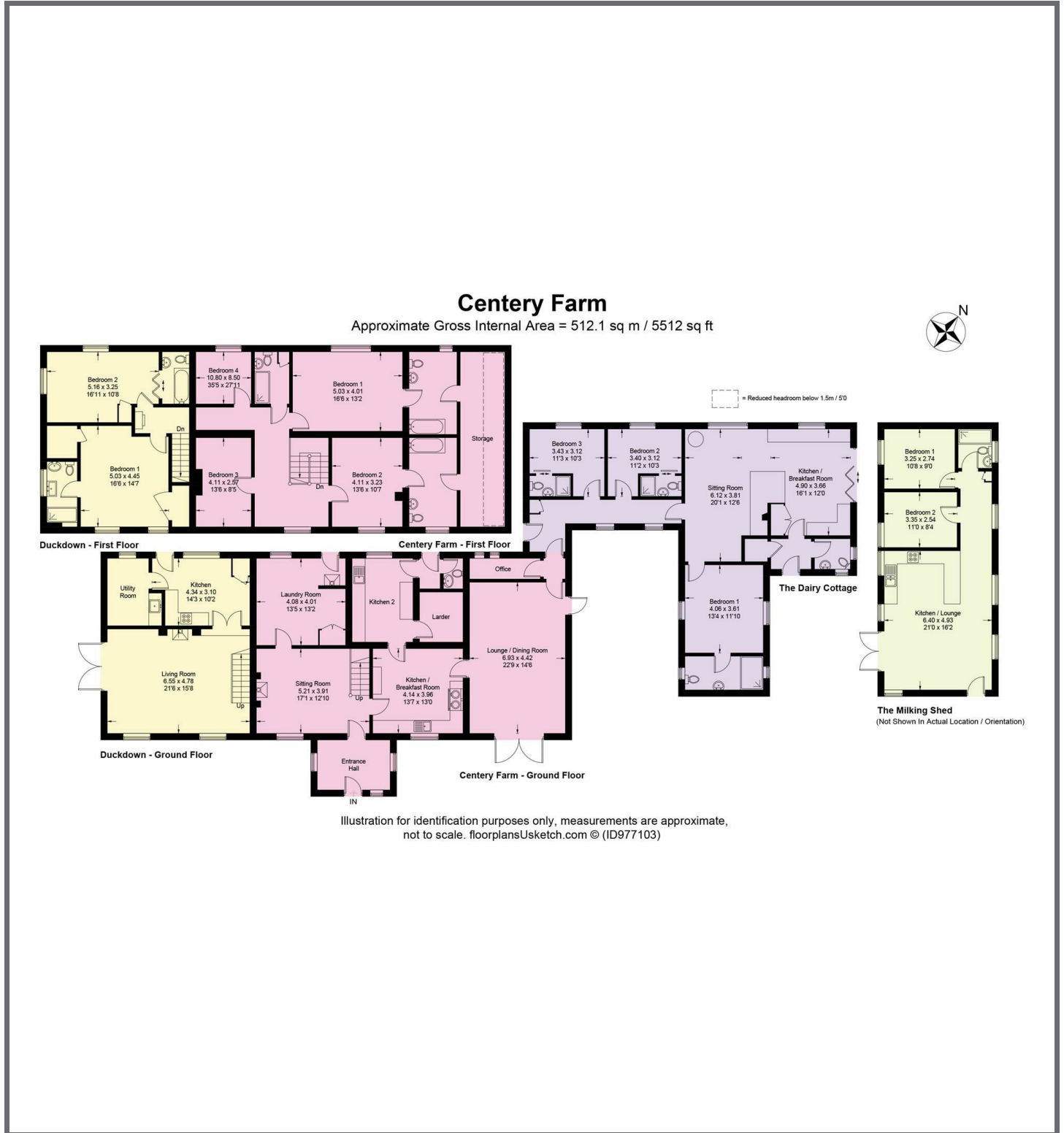
Barnstaple Town 7 miles, Woolacombe Bay and Beach 7 miles,

A beautifully presented 5/6 bedroom detached character farmhouse with attached 2 bedroom wing, 3 bedroom cottage, 2 bedroom barn conversion, static caravan, buildings & 6 acres in pleasant rural surroundings.

- Currently run as a Established Self-Catering Holiday Business
- 6 Acres of grounds and paddock
- Four Bedroom Character Farmhouse
- Two Bedroom attached Cottage
- Three Bedroom Cottage
- Two Bedroom Barn Conversion
- Static Caravan
- Outbuildings and Extensive Parking
- Freehold
- Business Rates Apply

Guide Price  
£1,550,000





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

21/22 Southernhay West, Exeter, Devon, EX1 1PR



Energy Efficiency Rating		Current	Potential
(92-100) A	(85-91) B	(75-84) C	(65-74) D
(55-64) E	(45-54) F	(35-44) G	
Net energy efficient - higher saving costs		EU Directive 2002/91/EC	
England & Wales		80	42

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