

gth



BRATTON FLEMING

Barnstaple - Devon



Lower Knightacott

Bratton Fleming - Barnstaple - Devon - EX31 4SF

Barnstaple 8.4 miles; Woolacombe 17 miles; Tiverton 30.2 miles; Exeter 44 miles



Available as a whole or as separate lots is this truly unique cluster of properties offering grandeur, income, a range of recreational facilities and amenity land.

Guide Price as a whole £2,150,000

Lot 1 - £1,600,000

Lot 2 - £500,000

Lot 3 - £50,000

Viewing by appointment only through the Sole Agents:-

Greenslade Taylor Hunt, 4 Cross Street, Barnstaple, Devon, EX31 1BA

Tel: 01271 233777 Email: residential.barnstaple@gth.net Ref: BAR240036

DESCRIPTION

Welcome to luxury living at its finest in this stunning estate nestled in North Devon. With impeccable craftsmanship, top-tier amenities, and sprawling grounds, this residence epitomizes upscale living.

Featuring 6 bedrooms, 3 bathrooms, and 4900 square feet of lavish space, this home offers grandeur without sacrificing comfort. From elegant master suites to inviting guest quarters, every detail exudes refinement. The large classic kitchen is a culinary haven, designed for both functionality and style, while still retaining its original oak ship's beams and 14th century flagstone floor. Providing ample space for cooking and entertaining, the custom oak cabinetry includes hard wearing, locally sourced slate worktops, and a stunning custom built display case, covering the entire height and width of one wall. Spacious living areas provide the perfect backdrop for relaxation and socializing. Whether lounging in the cosy snug or hosting gatherings in the elegant dining area, comfort is paramount.

Indulge in indoor sports with the squash





court and games room, perfect for family fun. Seamlessly transition between indoor and outdoor spaces, where manicured grounds offer scenic spots for alfresco dining or tennis matches on your private court.

Equestrian enthusiasts will delight in the stables and paddocks spanning over 10 acres, complemented by breath taking views of the Devonshire countryside. Additionally, two semi-detached bungalows offer versatile living options, whether for rental income or accommodating loved ones.

Experience the height of luxury living in this magnificent estate.

In addition to all of the above, **Lot 2** consists of a 4 bedroom detached barn conversion that is currently used as a holiday let. The home enjoys 2 reception rooms, 3 bathrooms, front and rear gardens along with an ample driveway and double garage.

Finally **Lot 3** is an attractive paddock extending to just over 2 acres with a traditional stone building that could, subject to obtaining the necessary consents, be converted. Adjoining this is the “secret





garden” which is a pretty walled space accessed via a wooden door.

SITUATION

Lower Knightacott enjoys a delightful position on the edge of the sought after village of Bratton Fleming situated in the foothills of the Exmoor National Park lying within a predominantly agricultural landscape

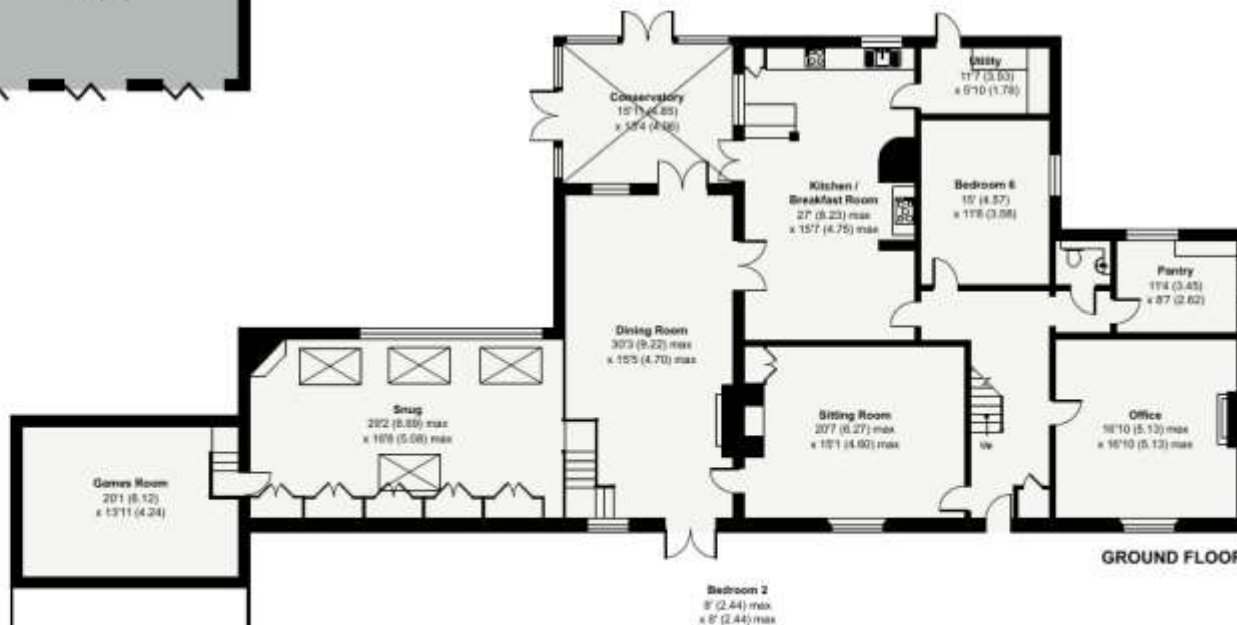
primarily comprising pasture and arable land interspersed with an abundance of woodland and pretty river valleys. Bratton Fleming itself provides a thriving local community offering primary and pre-schooling, a village store, together with a regular bus service to both Barnstaple and Lynton. Public schooling is available at the renowned West Buckland

School which lies about 5.7 miles to the south. The regional centre of Barnstaple lies about 7 miles to the west affording an extensive range of commercial, educational and recreational facilities befitting those of an important regional centre. The bustling North Devon market town of South Molton is approximately 11 miles to the south,

Lower Knightacott, Bratton Fleming, Barnstaple, EX31 4SF

Approximate Area = 4907 sq ft / 455.9 sq m
 Limited Use Area(s) = 303 sq ft / 28.1 sq m
 Snowdrop / Bluebell = 1018 sq ft / 94.5 sq m
 Store / Garage(s) = 2134 sq ft / 198.2 sq m
 Stable = 237 sq ft / 22 sq m
 Total = 8599 sq ft / 798.8 sq m

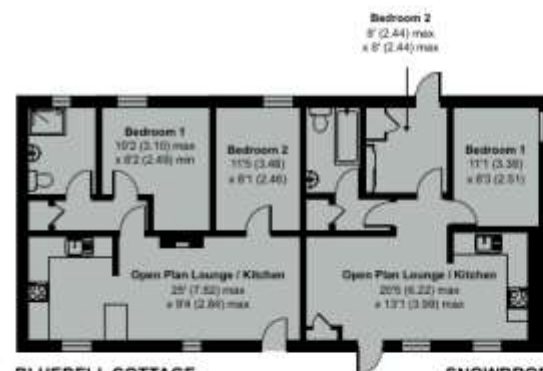
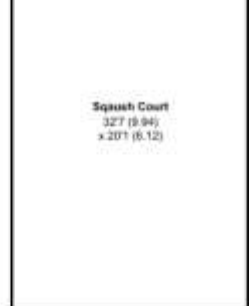
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GROUND FLOOR

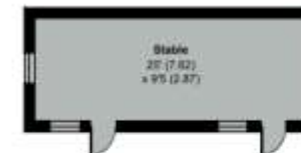


FIRST FLOOR



BLUEBELL COTTAGE

SNOWDROP



STABLE

Denotes restricted head height

Energy Efficiency Rating		Current	Potential
How energy efficient is your property?			
A	B	C	D
E	F	G	
76		54	
Not energy efficient - urgent warming needed			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2023. Produced for Greenslade Taylor Hunt. REF: 1100564



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.

providing a good range of local services, including shops, banks, recreational facilities, primary and secondary schooling.

To the east the Exmoor National Park offers beautiful moorland scenery with many foot and bridle paths and the stunning North Devon coastline, whilst to the west are the popular sandy beaches of Instow, Saunton Sands, Croyde Bay, Putsborough and Woolacombe. Bratton Fleming is surrounded by picturesque North Devon countryside providing a wealth of recreational activities including walking, horse riding, cycling, fishing, hunting, shooting and golf courses at High Bullen, Barnstaple and Tiverton. From South Molton the A361 North Devon Link Road provides easy access to Tiverton and the M5 motorway Junction 27) with mainline Intercity rail links available at Tiverton Parkway (London, Paddington approx. 2 hours) and international airports at Exeter and Bristol.

DIRECTIONS

The property is located on the periphery of Bratton Fleming. The nearest postcode is EX31 4SF although please refer to What3words.

For the exact location of the entrance to the driveway download the What3 words app and enter: [///chairs.lots.sprinter](http://chairs.lots.sprinter)

The Linhay - **TBC**

Council Tax Band

Lower Knightacott - **G**

Lower Knightacott - Bluebell Cottage - **B**

Lower Knightacott - Snowdrop Cottage - **B**









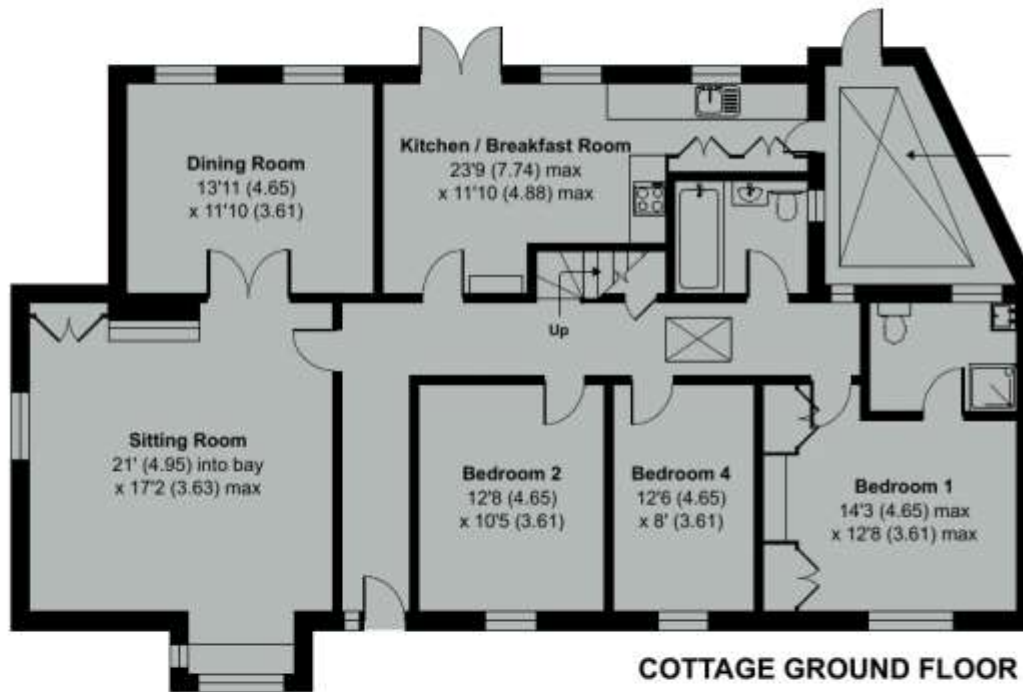
THE LINHAY



Linhay, Bratton Fleming, EX31 4SF

Cottage(s) = 1883 sq ft / 174.9 sq m

For identification only - Not to scale



Utility
12' (4.04) max
x 11' (2.29) max



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	89
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	



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