

Period House, Stone Barn, Heated Swim Pool, Pond, Outbuildings & Land

Moorland House, Stony Lane, Landkey, Barnstaple, EX32 0NR

Offers In The Region Of
£835,000



Period Edwardian House, Stone Barn, Heated Swimming Pool, Pond, Outbuildings & 2, 10 or 18 Acres

Moorland House, Stony Lane, Landkey, Barnstaple, EX32 0NR



A prominent detached stone built Edwardian country property, circa 1911, with its adaptable stone barn and its beautiful attached gardens and grounds, other useful buildings, in all nearly 2 acres. Option on extra 8 or 16 acres of pastureland with/without loose boxes.

The property is set with no near neighbours a short drive east of the Barnstaple to Tiverton North Devon Link road, and enjoying far-reaching views to the Exmoor National Park in the far distance.

Close by are the popular villages of Landkey, Bishops Tawton, Chittlehampton and Swimbridge which between them offer village inns, primary schools together with places of worship and with many miles of paths and tracks for country walking such as Codden Hill.

Barnstaple the ancient borough and administrative centre for North Devon offers a comprehensive range of both business and leisure facilities including the Green Lanes Shopping Centre, out of town superstores, live theatre, new leisure centre, tennis courts and on the edge of the town the Portmore Golf Course.

The glorious North Devon countryside and adjoining dramatic coastline, which is acknowledged to be amongst the finest in the country, ranging from the high wild cliffs and plunging valleys of the Exmoor National Park, to the world-renowned surfing beaches of Croyde, Saunton and Woolacombe and sailing and boating at Instow and Appledore. Fishing can be enjoyed on the Rivers Taw and Torridge, or inland at Stafford Moor fishery and various reservoirs. There are many golf courses in the area, notable Saunton and Westward Ho! and private schools including West Buckland, Blundell's at Tiverton and Shebbear.

The area is readily accessed from out of the South West by Junction 27 on the M5 and then the A361 North Devon Link Road. Barnstaple is the nearest train station connecting by sprinter train to Exeter with Tiverton Parkway, at junction 27 on the M5, from where there are regular mainline services to London (Paddington) in just over 2 hours.

DETAILS

Moorland House, an attractive 3 bedroomed property of great original character, stands alone with views across Venn vineyard and countryside towards Exmoor.

Pine doors, architraves and skirtings have been stripped and waxed, with the exception of the utility areas.

All ground floor rooms have key pattern plaster cornices, full oil fired central heating, double glazing to the upvc windows including the ground and first floor conservatories,

The property benefits from numerous useful outbuildings.

There is an established planning consent for equestrian use and stabling on the land, LOT 2.

Subject to planning the stone barn could likely convert to full residential use, annex or second dwelling for extended/2 family use.

Council Tax - Band F

EPC - Band tbc

Services - Mains water and electricity. Private drainage. 37 MB broadband. TV points in many rooms. Oil fired central heating. Private Borehole water for gardens and fields.



Entrance Porch

Constructed in stone timber and glazed panels. Partially open sided, stone floor. Ideal to take of coats and kick of boots.

Entrance Hall

With dado rail, coat cupboards. Staircase with dado and character pitch pine balustrading to first floor.

Entrance Lobby

Original tiled floor and coloured glass to door

Cloakroom

Wash basin and WC

Utility Room

Belfast sink, worktop, plumbing for washing machine with high- and low-level cupboards, slate and marble shelving.

Side Porch

Glazed stable door with steps to garden.

Rear Lobby

Slate shelving, door to outside.

Kitchen/Breakfast Area 4.69 x 3.48 (15'4" x 11'5")

Double aspect, with teak parquet flooring, range of fitted base and wall cupboards with granite and Formica worktops, double sink and drainers, dishwasher, fridge freezer and microwave, the two-oven oil fired Aga provides cooking and hot water

Dining Room 4.35 x 4.04 (14'3" x 13'3")

With solid tongue and groove oak flooring and bay window.



Lounge 8.33 x 3.74 (27'3" x 12'3")

Light and bright double aspect room with bay window and decorative ceiling cornices, radiators, wood burning stove with slate hearth, dividing archway, extensive book shelving and doorway to Study.

Study 3.74 x 2.82 (12'3" x 9'3")

With concealed CH boiler. circular stairs to first floor conservatory . Glazed stable door leading to ground floor conservatory

First Floor Conservatory 3.74 x 2.82 (12'3" x 9'3")

Approached from circular stairs from study. With tongue and groove ash floor.

Ground Floor Conservatory 4.32 x 3.12 (14'2" x 10'2")

Far reaching outlook.with, doors to garden and pool area

Landing

with dropdown stair access to part boarded and fully insulated loft

Family Bathroom

Half tiled bathroom, WC, hand basin, panelled bath, telephone mixer tap with shower screen, linen cupboard

Bedroom 1 4.54 x 3.74 (14'10" x 12'3")

Principal bedroom with built-in wardrobes, bed side cupboards and dressing table

En suite Shower Room

half tiled bathroom with recessed tiled Mira shower, WC, bidet, hand basin and heated towel rail

Bedroom 2 4.28 x 2.55 (14'0" x 8'4")

Views and built-in wardrobes and cupboards

Bedroom 3 4.21 x 3.55 (13'9" x 11'7")

Views and built-in wardrobes and cupboards

Solar Heated Pool 10 x 4.8 (32'9" x 15'8")

Swimming Pool with automatic solar cover, roman end and extensive paved sitting area surrounding, with barbecue are and pizza oven and running into the gardens.

Detached Barn 12.19m x 4.27m (40' x 14')

Barn with power and light, divided on the ground floor into tool shed with internal door to greenhouse, swimming pool plant room, Sauna, changing area with quarry tiled floor, shower, basin and WC, workshop with stairs to first floor loft storage area with high level door to outside. Solar tubes on roof.

Lean to Garage 6.5 x 3.12 (21'3" x 10'2")

Double access doors

Double Aspect Greenhouse 7.16m x 3.20m rising to 7.16m (23'6" x 10'6" rising to 23'6")

L shaped around end of barn. Block walling to raised beds.

Access and Car Parking

Access from country lane with double gates leading to easy parking for 6 to 8 vehicles

Gardens and Grounds

From the house lawns sweep down to a pond, Cedar Gazebo, areas of natural biodiversity, including primroses, bluebells, cowslips and purple orchids in a plantation of indigenous trees. Throughout the year a variety of wildlife can be seen including foxes, badgers, owls, bats, buzzards, butterflies etc.

There is a large and productive organic vegetable garden, orchard, Open fronted timber frame store shed. Timber and CGI Garden/Machinery shed 7m x 3.5m approx. with double access doors. Soft fruit cage, green house and polytunnel, all watered from a private borehole.

The house, barn, swimming pool, and gardens as described above are nearly 2 ACRES and form what is in effect LOT 1.

Extra Land

There is an option for a buyer to acquire extra land if desired and there are a couple of options.

There is an 8 acre field above the house with road frontage and gated access.

There is also about 8 acres and some modern buildings below the house again with seperate access. Guide prices on these are set out below.



Option/LOT 2 is 8 acres plus a modern building set below the gardens, and grounds of the house with separate gated access from the country lane with a hardened track to a range of timber and box profile sheds about 8.9m x 4.3m and 5.24m x 5m. These were approved for stables and have a large level hardened area to their front.

Option/LOT 3, is a further 8 acres of level pasture above the house.

LOT 1 – House, Barn, Pool and Gardens – about 2 acres. Region of £835,000

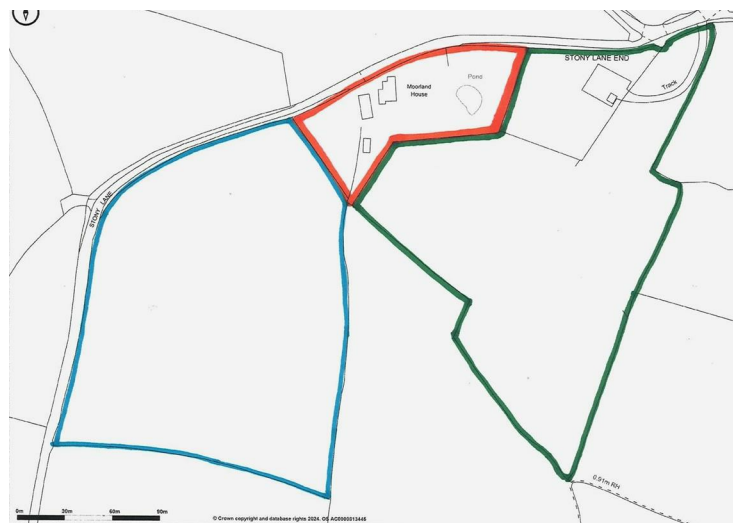
LOT 2 – Stables and 8 Acres. Region of £120,000

LOT 3 – An 8 acre field. Region of £80,000



Directions

Grid Ref SS597/305. Leaving Barnstaple on the A361 as to Tiverton take the 3rd exit at the Landkey roundabout (nearing completion) into Landkey. Proceed for a half mile and you will pass the Castle Inn on your left. Shortly after you will see a red phone box on your left, opposite Mill road. Turn right into Mill road. Pass over the bridge and turn left to front of the cottages. 600 metres on take the right turn. 100 metres on take the left fork up the hill to Bableigh. The property is then 200 metres up the hill to the left through a double gates. Using what3words free app for mobile phones entre the words [///exits.prompt.gentle](https://www.what3words.com/#!/exits.prompt.gentle)



VIEWING

**By appointment through
Phillips, Smith & Dunn
Barnstaple Office
01271 327878 Out of
hours Michael Challacombe
07970 445204**



This floor plan shows a 3-bedroom house with a lounge, dining room, kitchen, and study. The layout includes a large lounge with a fireplace, a dining room, a kitchen/breakfast room, a utility room, a rear lobby, an entrance hallway, a cloakroom, a cupboard, an open porch, a study, and a conservatory. The house also features a rear garden and a front garden.

Rooms and Features:

- Lounge:** Large room with a fireplace and a bay window.
- Dining Room:** Adjacent to the lounge.
- Kitchen/Breakfast Room:** Includes a sink, stove, and refrigerator.
- Utility Room:** Includes a washing machine and a dryer.
- Rear Lobby:** Access to the rear garden.
- Entrance Hallway:** Central hallway with a staircase leading up.
- Cloakroom:** Small bathroom.
- Cupboard:** Storage area.
- Open Porch:** Access to the front garden.
- Study:** Includes a desk and a chair.
- Conservatory:** Attached to the study.

Staircase: The main staircase is located in the entrance hallway, leading up to the first floor. There is also a staircase in the rear lobby leading up.

Other Features: The house has a rear garden and a front garden.

The floor plan shows a rectangular layout. At the top are two bedrooms, labeled 'BEDROOM 3' on the left and 'BEDROOM 2' on the right. Below 'BEDROOM 3' is a landing area with a staircase labeled 'DOWN' and an arrow pointing right. To the right of the landing is 'BEDROOM 1'. At the bottom left is a 'BATHROOM' containing a bathtub, toilet, and sink. A central hallway connects the bedrooms and bathroom. There are several 'CUPBOARD' labels: one above 'BEDROOM 3', one between 'BEDROOM 2' and 'BEDROOM 1', one between 'BEDROOM 1' and the 'BATHROOM', and one below the 'BATHROOM'. A 'CONSERVATORY - 1ST FLOOR' is attached to the bottom right, featuring a spiral staircase with an arrow pointing up.

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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