

Period 5 Bed House & 2 Bed Cottage

Herton Farm, Lake, Tawstock, Barnstaple, EX31 3HS

Offers In The Region Of

£850,000



 **PhillipsSmith&Dunn**
Buy. Sell. Let.

We value **your** property



Period 5 Bed House & 2 Bed Cottage, Garaging, Workshop, Mature Gardens

Herton Farm, Lake, Tawstock, Barnstaple, EX31 3HS



In the countryside about a mile south of Barnstaple the administrative centre for North Devon and with the sandy beach at Instow within 5 miles. An original detached period former Farmhouse, 5 beds. much extended and remodelled over the centuries with its attached 2 bed. Cottage. Large tarmac courtyard with 4 car garaging, workshop/barn. To the south side mature garden with a variety of trees, including a magnificent willow tree, shrubs, flower beds and lawned areas.

Set back off a quiet county lane that runs from Barnstaple, to the north, to the pretty hamlet of Lake and on to the picturesque village of Tawstock with its ancient parish church. Within a mile or so to the the north access to Petroc College, the sprinter Railway Station to Exeter and the town centre are all within walking distance.

The regional centre, Barnstaple offers the main business, commercial, leisure and shopping venues as well as North Devon District Hospital. From the town there is access to the North Devon Link Road, A361, which runs through to Junction 27 on the M5 Motorway to the east side of Tiverton where there is also the Parkway rail station from where journey times to London/Paddington are just over 2 hours.

Less than half an hour by car are the sought after sandy surfing beaches of Croyde, Saunton (also with championship golf course), Putsborough and Woolacombe. Exmoor National Park is a similar distance to the north east and more locally the estuary village of Instow is around 5 miles, also offering a beach, restaurants, cricket club and yacht club. The Tarka Trail is also easily accessible, within less in than a mile. The nearest international airport is at Exeter. The area is served by an excellent range of state and private schools including the renowned West Buckland with offers local pick-up points.

DETAILS

An exceptionally spacious, about 360 sq metres, period former farmhouse and attached cottage in a most convenient location, about a mile south of the North Devon administrative centre at Barnstaple and being readily accessible to the town, the stunning coastline and sandy beach at Instow on the tidal Torridge Estuary or the wide open heather clad moorlands of the Exmoor National Park.

Originally forming part of a working farm on the Wrey Estate the original house has been remodelled and extended on a number of occasions over the centuries by extension or conversion of adjoining farm buildings.

There is a large tarmac courtyard at the entrance to the property with a range of 4 garages and a large workshop which could make a nice studio, subject to planning. To the south side a delightful private mature garden with a variety of trees and shrubs including a stunning weeping willow as its centrepiece.

The property has previously been used as a Guest house and for B&B.

Council Tax Bands - F and A

EPC Band - tbc

Services - Main water and electric, private drainage
. Oil fired central heating to each property.

Agents Note - There is some updating to do at the property including the bathrooms and some repairs to a couple of minor ceilings.

VIEWING

By appointment through our BARNSTAPLE Office
01271 327878



Entrance Hall 4.997 x 3.197 (16'4" x 10'5")

Double glazed entrance door, up a short flight of steps from the courtyard and a similar door on the south to the garden.

Lounge 5.046 x 4.218 (16'6" x 13'10")

South facing, overlooking the garden, window seat, radiator, fireplace with pine surround, slate hearth with wood burner and wide alcoves to either side, store cupboard.

Sitting Room 5.860 x 4.547 (19'2" x 14'11")

Original open stone fireplace with bread oven, inset wood burning stove on brick hearth, wall light points.

Study 4.673 x 3.150 (15'3" x 10'4")

A light double aspect room with low timber display shelving

Dining Room 4.930 x 3.970 (16'2" x 13'0")

South facing with a wide opening into the conservatory. Radiator, former fireplace surround.

Conservatory 3.185 x 1.953 irregular (10'5" x 6'4" irregular)

Overlooking the garden, fully glazed with door to outside.

Kitchen/Breakfast Room 6.767 x 4.722 (22'2" x 15'5")

Oil fired Aga in large open fireplace and set on tiled base with beam over and original bread oven. Modern fitted kitchen with extensive worktops with a variety of drawers and cupboards under, one a welsh dresser style unit with central shelving and glass display units to either side.



Central island unit with drawers and cupboards under with some shelving having wicker baskets. 4 ring Bosch hob. Pull out recycle unit. Further worktops with inset deep sink, chrome mixer taps, Integrated dishwasher, fridge/freezer, Lamona microwave, pan drawers, double Bosch oven, tiled floor.

Conservatory/Porch 3.894 x 1.583 (12'9" x 5'2")
Overlooking garden with door to outside, tiled floor.

Lobby 2.637 x 2.111 (8'7" x 6'11")
Radiator and tiled floor.

Side Entrance Lobby 2.375 x 1.675 (7'9" x 5'5")
Tiled floor

External Covered Area 4.3 x 1.756 (14'1" x 5'9")
Handy for hanging out wet clothes after walks.

Utility/Laundry/Cloakroom 4.319 x 3.552 (14'2" x 11'7")
Camray oil boiler, low level wc, pedestal hand basin. Space for washing machine and drier.

From the lobby off the dining room, stairs rise to the first floor LANDING which serves all rooms

Bedroom 1 4.874 x 4.381 (15'11" x 14'4")
Overlooking the garden, wardrobes and storage cupboards to one wall.

En Suite Bathroom 4.680 x 2.281 (15'4" x 7'5")
Panelled bath, chrome mixer taps with shower attachment. Pedestal hand basin, mirror and strip light over. Low level wc. Built in cold linen cupboards and one with hot water tank. Radiator.

Bedroom 2 4.878 x 4.215 (16'0" x 13'9")
Overlooking the garden, radiator, Range of 3 wardrobes/shelved units.

Bathroom 1 4.662 x 2.932 max (15'3" x 9'7" max)
Walk in shower, triton electric shower, panelled bath, pedestal hand basin, radiator, tiled surrounds.

Bedroom 3 3.643 x 2.479 (11'11" x 8'1")
Overlooking the gardens, radiator, Wardrobe/shelved cupboard

Bathroom 2 3.507 x 1.668 (11'6" x 5'5")
Shaped panelled bath, chrome mixer taps with shower attachment, lowlevel wc, pedestal hand basin, mirror and shaver point, half tiled surrounds.

Bedroom 4 5.307 x 4.299 (17'4" x 14'1")
Double aspect, 2 radiators, range of 4 built in wardrobe and storage cupboards. Former door to the cottage

Bedroom 5 4.500 x 2.932 (14'9" x 9'7")
Radiator

Rear Courtyard
Tarmac with plenty of space for parking and turning and a brick paviour terrace above

Garage Block for 3 10.050 x 4.950 (32'11" x 16'2")
Up and over doors to front, oil tank for the cottage

Garage/Stable 4.950 x 2.741 (16'2" x 8'11")
Used as this but easily a futher garage

Workshop 6.860 x 3.092 (22'6" x 10'1")
Double access doors to front and vaulted celing

Garden Store/Oil Store 3.427 x 2.386 (11'2" x 7'9")
House oil tank

The Gardens
Set to the south and front of the house. A good expanse of lawn, beyond the terrace, with a wide variety of mature shrubs and trees affording much privacy. Lightly wooded border to the lane and an alumimium frame greenhouse about 12ft x 8ft.



THE COTTAGE - Open plan living room 23ft x 16ft, exposed ceiling beam and joists. Double aspect. Door to private side garden area.

Kitchen area with return worktops, sink unit, 4 ring hob with extractor hood over and oven under. Radiator.

Stairs to Landing with airing cupboard.

Bedroom 1 17ft x 8.5ft, radiator.

Bedroom 2 10ft x 8ft radiator,

Bathroom 5.5ft x 5.25ft, panelled bath, low level wc, pedestal handbasin, chrome towel rail, radiator.

Seperate oil fired boiler in garage adjoining.

Private gravelled garden area adjoining.



DIRECTIONS

From the main square in Barnstaple with the clock tower leave the square pass the old bridge and drive up to the stones roundabout/sticklepath roundabout. Take the second exit up the hill to Sticklepath and Bideford. Within a couple of hundred yards take the sharp left to Tawstock. From here drop down the hill take the 2nd exit at the roundabout and up the hill as though to Lake and Tawstock. Just after levelling out at the top of the hill pass a small new development of 2 on your left and not far thereafter you will see a stone and cream rendered wall to your right. Take the turn immediately before this point and into the shared drive and Herton is the first entrance to your left. Using what3words free app for mobile phones enter the words ///fish.inch.rope

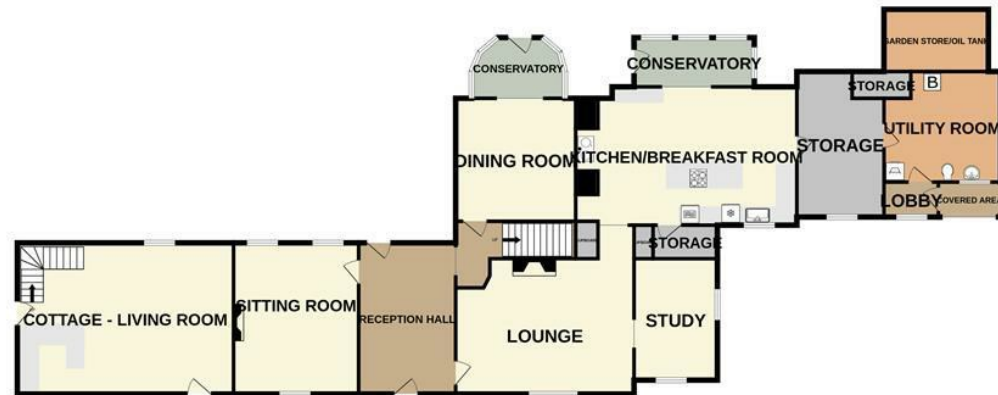


VIEWING

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



GROUND FLOOR



1ST FLOOR



HERTON FARM, LAKE, TAWSTOCK, EX31 3HS

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.
Made with Metropix ©2025