

# Bracken House

Bratton Fleming, Barnstaple, EX31 4TG

Guide Price

£1,750,000



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# A Tremendous Country House With Combination Of Period & Modern Features

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This remarkable Victorian rectory has been sympathetically restored by the current owners and offers a rare combination of period character, modern luxury and versatile accommodation.

Set in approximately 6.76 acres (2.74 ha) of land with gardens, paddocks, woodland, a pond and useful outbuildings, the property includes a separate cottage, a spacious self-contained apartment, and extensive leisure spaces.

Currently a thriving holiday letting business, it would also make an exceptional family home. Occupying an elevated position with far-reaching views, the property enjoys a semi-rural setting on the edge of a vibrant village, yet remains within easy reach of Barnstaple, Exmoor and the coast.

Bracken House is approached over sweeping private drive through mature woodland opens to reveal the house, with parking for several cars and an EV charging point.

Inside, the home retains many original features – including stained glass, flagstone floors, ornate cornices and fireplaces – alongside thoughtful modern upgrades. Reception spaces include a library/TV room, a formal drawing room, dining room, utility and guest cloakroom.

The heart of the home is the spectacular kitchen and dining extension, added in 2020, featuring Neptune cabinetry, granite work surfaces, a walk-in pantry, twin ovens, two dishwashers and a central island.

Floor-to-ceiling glazing and a roof lantern flood the space with natural light, creating a contemporary contrast to the period features. The kitchen flows into a games room and scullery, with access to a series of atmospheric cellars including a wine room and party bar.



# DETAILS

Upstairs, the first and second floors provide seven bedrooms, most with en-suite facilities. The master suite combines a luxurious dressing area, freestanding bath, exposed beams and a high-quality en-suite shower room. All bedrooms have been recently redecorated with new lighting and carpets, blending comfort with style.

**The Roost** – A self-contained first-floor apartment with bedroom/sitting area, kitchen and modern bathroom. With separate access this would make an excellent air BnB or fantastic teenage independence.

**Blandings Cottage** – A detached, single-storey stone cottage with open-plan living space, bedroom and bathroom,. Again this property in itself would make for an excellent holiday let, office block or perfect for a elderly relative.

The property's 6.76 acres (2.74 ha) include sweeping lawns, a kitchen garden, orchards, animal enclosures, a wildflower meadow and bluebell woodland. There are several terraces, a BBQ and entertaining area, a hot tub deck, and a Swedish sauna with sun deck overlooking the grounds.

Outbuildings include workshops, tool stores, a potting shed and greenhouse, along with useful storage and service spaces.

The property sits on the edge of Bratton Fleming, a welcoming village with local amenities and strong community spirit. Exmoor National Park, the North Devon coastline, Barnstaple town and excellent schools (including West Buckland) are all within easy reach.











## DIRECTIONS

From the M5 (Junction 27), take the A361 towards South Molton. At Aller Cross roundabout, take the A399 towards Ilfracombe. Continue for around 8 miles, passing Brayford. After a sharp right-hand bend, turn left signposted Bratton Fleming. Continue down into the village, and opposite the Baptist Chapel turn left onto the driveway for Bracken House, following the signs to the property.



## VIEWING

By appointment through  
Phillips Smith & Dunn,  
Barnstaple branch on  
01271327878 or outside of  
usual office hours contact  
Edward on 07772363674









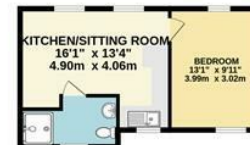
CELLARS



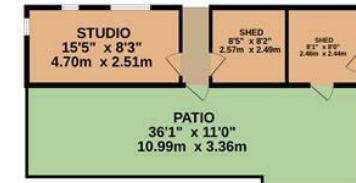
2ND FLOOR



BLANDINGS



POTTING  
SHEDS



TOTAL FLOOR AREA : 6984sq.ft. (648.8 sq.m.) approx.

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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