

Coast & Country

PROPERTIES BY

Wilkie May & Tuckwood



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& Tuckwood

BROOKDALE FARM

Countisbury, Lynton, Devon EX35 6NQ



BROOKDALE FARM

A rare opportunity to purchase a four-bedroom detached single storey property with 22 acres of grazing land and a large barn situated in a stunning location between Porlock and Lynmouth with magnificent views over the coastline and surrounding hills. A perfect property for those looking for a home with an equestrian interest or someone looking to make a move to the rugged beauty of Exmoor.

Renovated to a high standard by the current owner, originally built in the 1970's as a religious retreat, this exciting property now offers comfortable and spacious living whilst taking full advantage of its sought-after location. The property benefits from a large kitchen diner and large lounge, both designed to take full advantage of the stunning views, underfloor heating throughout, en-suite facilities to three of the bedrooms, off road parking for several vehicles and surrounding gardens with two patio areas.

The property is also close to lovely walks and riding opportunities through the surrounding countryside.

Internal viewing is highly recommended to appreciate the spacious accommodation offered.

ACCOMMODATION



The accommodation comprises in brief: entrance through front door into porch with door into a fitted utility room and open access to the,

KITCHEN DINER – this is a large double aspect room with four windows designed to take full advantage of the wonderful views and a door out to one of the patio areas. The kitchen area is fitted with a range of bespoke base units, sink and drainer incorporated into slate work surface with slate upstands, island unit and integrated appliances to include an electric range cooker set into an attractive fireplace

surround, fridge, freezer and dishwasher. There is also a tiled floor and beamed ceiling. There is open access to the,

LOUNGE – which is a lovely, large room with windows on one side and door to outside. There is also attractive paneling to dado height, beamed ceiling and a stone-built feature fireplace with inset wood burning stove and a small stone-built log storage area to one side.

From the lounge, a door leads through to an inner hallway with two large storage cupboards



providing access to the bedrooms and separate shower room.

BEDROOM ONE – this is a large room with window to the front affording lovely views and door to an,

EN-SUITE BATHROOM – with fitted suite and window to the front.

BEDROOM TWO – with an aspect to the rear and,

EN-SUITE BATHROOM – with fitted suite and window to the rear.

BEDROOM THREE – also with an aspect to the rear and,

EN-SUITE SHOWER ROOM – with fitted suite and window to the rear.

BEDROOM FOUR – with an aspect to the side.

SHOWER ROOM – with fitted suite and window to the rear.



OUTSIDE

OUTSIDE: Immediately outside the property there is a fenced garden area laid to lawn with two patio areas designed to take full advantage of the wonderful views. The property sits within 22 acres of grazing land, part of which runs alongside the A39 leading from Porlock to Lynmouth. There is also a large barn (90m x 40m) with internal stables and tack room.

AGENTS NOTE: The property is accessed over a driveway leading from the A39 over land forming part of Wingate Farm.

SITUATION: Brookdale Farm is situated approximately 8 miles from Porlock with its primary school, doctor's surgery, church, restaurants, pubs, cafes and shops. Lynton is approximately 6 miles away with its array of shops, pubs, restaurants and cafes.

DIRECTIONS: What3Words: [///skyrocket.arena.director](https://www.what3words.com/skyrocket.arena.director)

ACCOMMODATION

ACCOMMODATION (all measurements are approximate)

PORCH 9'5" (2.86m) x 7'6" (2.29m)

UTILITY 9'7" (2.92m) x 8'7" (2.61m)

KITCHEN DINER 18'8" (5.68m) x 22'8" (6.90m)

LOUNGE 15'5" (4.71m) x 24'1" (7.33m)

BEDROOM ONE 12'8" (3.87m) x 17'3" (5.26m)

EN-SUITE BATHROOM

BEDROOM TWO 9'6" (2.90m) x 11'6" (3.51m)

EN-SUITE BATHROOM

BEDROOM THREE 9'5" (2.88m) x 15'3" (4.64m)

EN-SUITE SHOWER ROOM

BEDROOM FOUR 9'7" (2.93m) x 9'7" (2.91m)

SHOWER ROOM

GENERAL REMARKS AND STIPULATIONS:

Tenure: The property is offered for sale freehold by private treaty with vacant possession on completion.

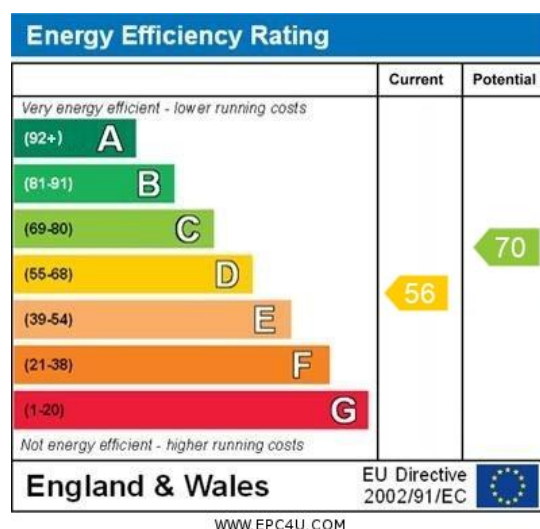
Services: Private water supply, mains electricity and private septic tank drainage are connected. Oil fired central heating.

Council Tax Band: D

Broadband and mobile coverage: The maximum available broadband speeds are 16 Mbps download and 1 Mbps upload. We recommend you check coverage on <https://checker.ofcom.org.uk/>. The adjoining property, Wingate Farm, has had starlink satellite internet installed so it would be possible to have this installed at Brookdale Farm to increase internet speeds.

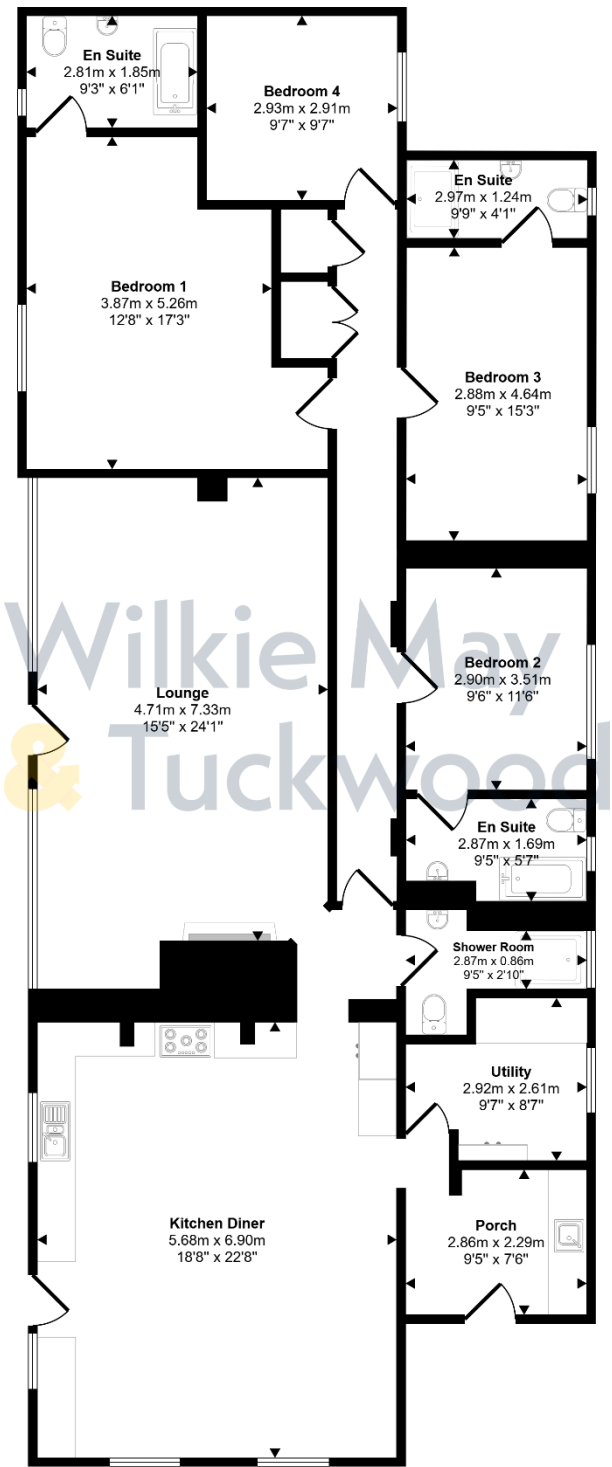
Flood Risk: Surface Water: Very Low risk **Rivers and the Sea:** Very low risk **Reservoirs:** Unlikely **Groundwater:** Unlikely. We recommend you check the risks on <http://www.gov.uk/check-long-term-flood-risk>

Planning: Local planning information is available on <http://www.somersetwestandtaunton.gov.uk/asp/>



FLOORPLAN

Approx Gross Internal Area
189 sq m / 2029 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

BROOKDALE FARM

Countisbury, Lynton, Devon EX35 6NQ

PRICE: £850,000



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MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you. Code of Practice for Residential Estate Agents: Effective from 1 August 2011: '8. Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act. 8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller. The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

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