



Southdown Farm House and Cottages



Southdown Farm

Yarnscombe, Barnstaple, Devon, EX31 3LZ

Great Torrington 3.5 miles, Bideford and Barnstaple 8 miles

A substantial 5 bedroom North Devon farmhouse circa 1750 with two attached holiday restricted properties.

- 5 Bed Farmhouse
- Parking for 3/4 vehicles
- Two attached 1 bedroom cottages
- No chain
- Council tax band F
- Good size private garden
- Views of the rolling countryside
- In need of some modernisation
- Freehold

Guide Price £650,000

SITUATION

The property is situated in a mews of barn conversions which at one time would of been the outbuildings to South Down Farmhouse. The property is located in between the towns of Barnstaple and Torrington and surrounded by rolling North Devon countryside. The pretty Devonshire village of Yarnscombe which is a short drive away is known for its friendly community and village hall, offering a range of social and sporting opportunities for all ages, as well as a church and mobile library. There are a number of nearby pleasant walks to enjoy the surrounding North Devon countryside and situated within an easy driving distance of the coast. Great Torrington is just over 5 miles away with a range of leisure pursuits and amenities including supermarket, schooling for all ages, Pannier Market and the renowned Plough Arts Centre, which offers entertainment to suit all ages and tastes. The town itself is surrounded on three sides by common ground offering over 20 miles of footpaths and an abundance of wildlife, as well as the Tarka Trail. Exmoor and Dartmoor National Parks are both within approximately a 30 minutes drive offering providing excellent out riding, walking and other country pursuits over the moors. The larger towns of Bideford and Barnstaple, approximately 9 miles away, provide more extensive retail facilities, leisure and transport opportunities.



DESCRIPTION

A substantial 5 bedroom North Devon farmhouse which we understand dates back to the 1750's along with two attached holiday restricted properties. The farmhouse is of considerable charm and character with many of its original features still evident including open fireplaces and beamed ceilings. The property is in need of some modernisation and upgrading but would make a superb family home once finished with income from the two cottages. The property benefits from a good sized private rear garden and parking for 4/5 vehicles.

THE FARMHOUSE

The generous living quarters need some general updating but provides a character-filled, comfortable family home. The front door leads to the entry hall, which houses the two reception rooms, one being the dining room and the other the sitting room, both generous in size and include inglenook fireplaces. The sitting room flows nicely into the kitchen which offers a good range of wooden higher and lower units, electric Cookmaster stove with extractor above and inset ceramic sink. There is access to the garden from a rear porch area and utility room with space for white goods and inset stainless steel sink. Downstairs WC and shower enclosure

On the first floor there are 5 spacious bedrooms with the principle benefitting from built in wardrobes and en-suite with WC, sink and shower enclosure. Bedroom 2 also includes a en-suite shower room. Also on this floor is the family bathroom which includes a WC, sink and side panel bath with shower attachment above.

OUTSIDE

To the back is a good-sized, level, secluded, and south-facing garden that is a 'blank canvas' but offers a pleasant family garden to match the home. To the front is parking for 3/4 cars in the shared yard and a pretty front garden with gated access and path leading to the open porch and front door.

THE COTTAGES

Honeysuckle Cottage and and Primrose Cottage are a pair of attached one bedroom holiday restricted properties. They each have parking for two vehicles. Honeysuckle benefitting from a generous, enclosed garden. Accommodation for both comprises; Kitchen/Living Room, double bedroom and bathroom.

SERVICES

Mains water and electric. Private drainage. Oil central heating. According to Ofcom, Ultrafast broadband is available at the property and mobile signal is likely with EE, Vodaphone, O2 and Three. For further information please see the Ofcom website.

DIRECTIONS

From Barnstaple, follow the signs to Newton Tracey and Torrington (B3232), passing through the villages of St Johns Chapel, Newton Tracey and Alverdiscott. Stay on this road for approximately 1 mile and the property entrance will be found on your left hand side with our for sale board clearly displayed. If you get to Survival Paintball you have gone too far.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

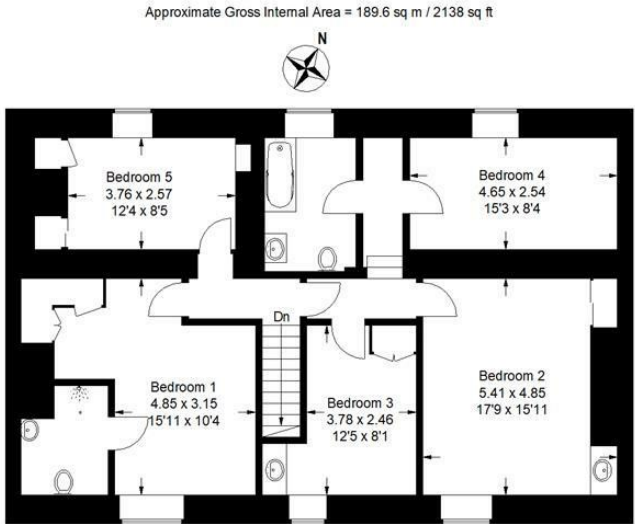


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D		46
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

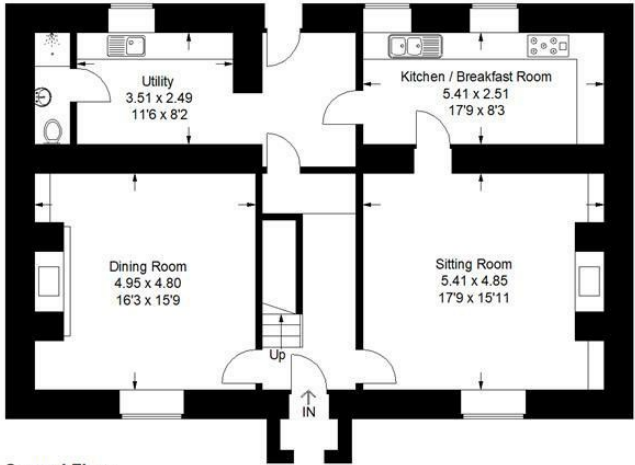
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First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
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