



Rural North Devon

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, Bideford, EX39 2HW

Bideford 9 miles, Barnstaple 13 miles

An interesting, Grade II listed, spacious farmhouse with detached stables, large gardens, paddock and enclosed orchard amounting to around 1.15 acres.

- Grade II listed period property
- Spacious accommodation
- 5 bedrooms (master ensuite)
- 3 Bathrooms
- Level Paddock, gardens and orchard approaching 1.15 acres
- Stone stables
- Freehold
- Council tax band F

Guide Price £785,000

SITUATION

Situated in a secluded position yet located within a few miles from the popular town of Great Torrington which benefits from an excellent range of amenities including a golf course, swimming pool and the renowned Plough Arts Centre, which combines theatre and cinema with an art gallery. A range of shops including a fruit and vegetable shop, pet store, butchers, pubs, restaurants and M&S food store. There are primary and secondary schools within easy driving distance, with the property situated in the catchment area for Beaford infant and primary school. The port and market town of Bideford has a wider range of amenities including schooling for all ages and multiple shops and supermarkets. The regional centre of Barnstaple offers all the main businesses, shopping and commercial venues, restaurants, primary and secondary schools. The area has a good range of transport opportunities which include the North Devon Link Road at Barnstaple that provides easy access to the M5 motorway network, the motorway network beyond and Tiverton Parkway railway station. A branch line operates from Barnstaple to Exeter (mainland trains operate from Exeter and Tiverton Parkway).

North Devon is renowned for its rugged coastline with spectacular cliffs, coves and beaches as well as areas of dramatic moorland, river valleys and rolling countryside via the South West coastal footpath. Further afield, Exmoor National Park is located to the North of Barnstaple and Dartmoor National Park to the South.

DESCRIPTION

An interesting, Grade II listed, spacious farmhouse with detached stables, large gardens, paddock and enclosed orchard amounting to around 1.15 acres. The property has been lovingly cared for and restored by the current owner exposing many original features whilst having the benefit of efficient solar panels and battery back-up. This is truly a unique home and needs to be viewed to be fully appreciated.



ACCOMMODATION

Large solid wooden door into a welcoming entrance porch, with access into the inner hall with period doors, mosaic flooring tiles and parquet flooring off to the Drawing room and Living room.

The superb drawing room has a lovely window seat and an exposed stone fireplace with a wood-burning stove inset, creating a lovely focal point; the living room is just as impressive a room with built-in bench seating and a wonderful large open fire within the inglenook fireplace. Also within this room is a rare double oven Devon cream hob incorporated into the stone wall, thought to date back to the late 1700's.

The Kitchen Breakfast room is just off of the living room with quarry tiled floor, oil-fired Rayburn set within the inglenook fireplace with a separate bread oven and interesting exposed medieval archway. There is a range of bespoke hand-built wooden base units housing a butler sink with work surface to the side and a space for an electric cooker. There is a useful cupboard/larder underneath the second staircase.

The utility room has a slate flagstone floor with a Victorian cast iron range, a butler sink with a matching wooden drainer, space for a dishwasher and a washing machine as well as access to a loft area and door to the cobbled front courtyard.

Further on this floor is a Study, Garden room, old dairy with slate shelving and a Victorian window, a second kitchen and ground floor shower room with a 3 piece suite. Beyond the study is a useful store room housing the 6.5 KW battery for the solar panels.

On the first floor are 5 well-proportioned bedrooms all off a large landing area. The impressive master bedroom has an en-suite bathroom whilst bedroom 2 has lovely oak-panelled walls, window with fine views and a door into bedroom 3 with a second staircase into the kitchen. Both bedrooms 4 & 5 are generous single bedrooms. The family bathroom is fitted with an original cast iron claw-foot roll-top bath, a period pedestal wash hand basin and a unique 19th century blue and white w/c with high level flush. A door at the rear of the bathroom leads into the third bedroom.

OUTSIDE

The property is approached along a quiet country lane and is accessed through a pair of timber gates onto the drive that leads to the attached garage. The front garden is mainly laid to lawn and has an assortment of interesting plants, shrubs and trees including the wonderful monkey puzzle tree. There is also access a pedestrian gate and separate five-bar gate onto a cobbled yard that has the original well with a working Victorian cast iron water pump all enclosed by stone walling. The stable block is situated within the yard and has been divided into 4 individual stables. Adjoining the stable block is a disconnected w/c. Adjoining the house to the side is a spacious wood and coal store.

The rear garden has been used in recent years for horses and is predominately laid to lawn with a field shelter adjoining two storage sheds, there is a further larger metal-constructed storage shed and the PV solar panels are positioned here.

The orchard is to the front of the property, has stone walls on two sides and is well established with a variety of mature fruit trees, including apple, mulberry, medlar, quince, damson, cherry and walnut etc.

SERVICES

Oil fired Rayburn. Private drainage. Mains water and electric. Solar panels with 6.5kw battery enabling to go off-grid.

AGENT NOTE

The location set is not of the property but further details can be given by contacting our Bideford Office.



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.



Approximate Gross Internal Area = 305.1 sq m / 3284 sq ft

First Floor

Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1027677)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		57
(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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