



**CHEQUERS**

INDEPENDENT ESTATE AGENTS

Smart Move

T: 01271 379314

E: [enquiries@chequershomes.co.uk](mailto:enquiries@chequershomes.co.uk)

W: [chequershomes.co.uk](http://chequershomes.co.uk)

## BROOK FARM HOUSE, STOKE RIVERS, BARNSTAPLE, EX32 7LB

Searching for a renovation project on the outskirts of Stoke Rivers?

Look no further than, Brook Farm House. An individual, detached 1960's residence set on large grounds totaling roughly 10 acres made up from stream bordered gardens, pasture and woodlands with ample parking and outbuildings. The property is in need of total refurbishment however offers great potential for someone to make Brook Farm a forever home. A Must View!

**£495,000**



- AN INDIVIDUAL RESIDENCE
- IN NEED OF COMPLETE RENOVATION
- SET IN ROUGHLY 10 ACRES OF STREAM BORDERED GARDENS, PASTURE AND WOODLAND
- SPACIOUS DETACHED BUNGALOW
- PLENTY OF PARKING AND USEFUL OUTBUILDINGS
- CLOSE TO AMENITIES AND FACILITIES
- DELIGHTFUL SECLUDED GARDENS
- FAVOURED RURAL POSITION
- A PERFECT OPPORTUNITY TO ADD YOUR OWN STAMP
- A MUST VIEW



Chequers Estate Agents are delighted to present to the market Brook Farm House, a spacious detached two double bedroom bungalow on the outskirts of Stoke Rivers bursting with potential. This property enjoys the best of all worlds, set in its own grounds, located by a quiet country lane, in a tranquil wooded valley, yet is within 10 minutes drive of Barnstaple. The property is in need of improvement throughout but offers great potential for someone to add their own stamp. Brook Farm House comprises a detached, principally single storey residence, understood to have been constructed in 1967. A double glazed conservatory extension that was added around 2006 with space to extend further, subject to planning permission. The property sits within 10 acres comprising of wild meadows, woodlands, areas of pasture and has the added attraction of a swooping paved driveway providing ample off road parking. There is also a variety of outbuildings and extensive frontage to a tributary of the River Yeo. This property may suit buyers with an equestrian interest or as a small holding.

Overall Brook Farm would appeal to those wishing to take on a full renovation project to create a wonderful home set in a village location and would make a perfect little small holding.

## SITUATION

On an elevated site, set back and above a quiet country lane, in its own grounds, enjoying complete seclusion and privacy and with a lovely view into the valley, an area of outstanding natural beauty. The hamlet of Chelfham lies in the River Yeo Valley, and features a substantial viaduct which once carried the train along the Barnstaple to Lynton line. The regional centre of Barnstaple is about 4 miles, and offers an excellent range of local and national high street shops. Situated in the valley of the River Taw, Barnstaple is surrounded by beautiful countryside and has a variety of great shops, supermarkets, restaurants, schools and pubs. As well as those all important recreation facilities including a leisure centre, cinema, a pannier market, and a theatre. The A361 North Devon Link Road provides convenient access to the M5 Motorway. Further sandy beaches and coastal walks at Saunton, Croyde, Codden Hill and Woolacombe are within easy reach, as is Exmoor. Barnstaple Train Station is also within a short drive.





## DIRECTIONS

From our Barnstaple office proceed along Boutport Street to the traffic lights, and turn left, continue over the first roundabout and at the next roundabout turn left onto Alexander road, at the traffic lights turn right onto Goodleigh Road. Continue along this road, passing the turning for Goodleigh. Pass through Snapper and continue down the hill. Turn right at Chelfham, signposted Stoke Rivers. Continue under the Viaduct, and for about a quarter of a mile, the property will be found on the left hand side, with a for sale board clearly displayed.

## ENTRANCE HALL

Approached via a covered porch way and step. Access to loft.

## SITTING / DINING ROOM

25'0 x 17'10

A spacious, triple aspect room featuring a stone fireplace and hearth and fitted solid fuel stove (not in use). Views are enjoyed over the garden. Fitted carpet.

## CONSERVATORY

16'1 x 9'9

Worcester oil fired boiler for central heating and domestic hot water (not in use). PVCU double glazed windows to front, side and rear elevation overlooking the garden.

## KITCHEN

9'8 x 9'7

The kitchen is in need of complete improvement, however has space for a range of units and island, The previous owner had an ESSE powder blue range, however this is currently not in use. Tiled flooring, PVCU double glazed window and door to garden.

## BEDROOM ONE

12'11 x 12'10

Window to front, a double aspect room with views over the garden, original 1960s wash basin with vanity surround incorporating 4 drawers, fitted carpet.

## BEDROOM TWO

13'10 x 10'8

Original 1960s wash basin with vanity surround incorporating 4 drawers. Double built in wardrobe, fitted carpet.

## BATHROOM

Fully tiled walls, white suite comprising bath with shower over, pedestal wash hand basin, W.C.





## STUDY

13'0 x 8'4

Forming an integral part of the property but approached externally, and is at garden level. There is a pedestal wash hand basin with tiled splashback.

## STORAGE

Adjacent is a large storage void beneath the property.

## OUTBUILDINGS

Outbuildings include a pre-fabricated building which measures 32'0 X 20'0 and was used as two stables and garaging. There is a further detached garage. This has up and over doors. There is a poultry pen which is fenced and a variety of further sheds around the garden however in need of a large amount of repair / replaced.

## OUTSIDE

There is both pedestrian and vehicular access from the lane. The vehicle access is via a 5 bar wooden gate and over a block paved driveway which provides extensive parking and turning space and leads to the buildings and the front of house. To the left of the drive is a poultry enclosure. The gardens are arranged mostly to the front of the dwelling, where there are a variety of well established shrubs and plants and areas of garden laid to lawn. A terrace with ornate balustrade and steps leading up to the property. To the right of the lower drive is a woodland bounded by the stream which currently is very overgrown. Behind the property is a field which slopes and has gated access points, as well as internal access. On the opposite side of the lane is a overgrown meadow, once again, bounded by the stream.

## NOTE

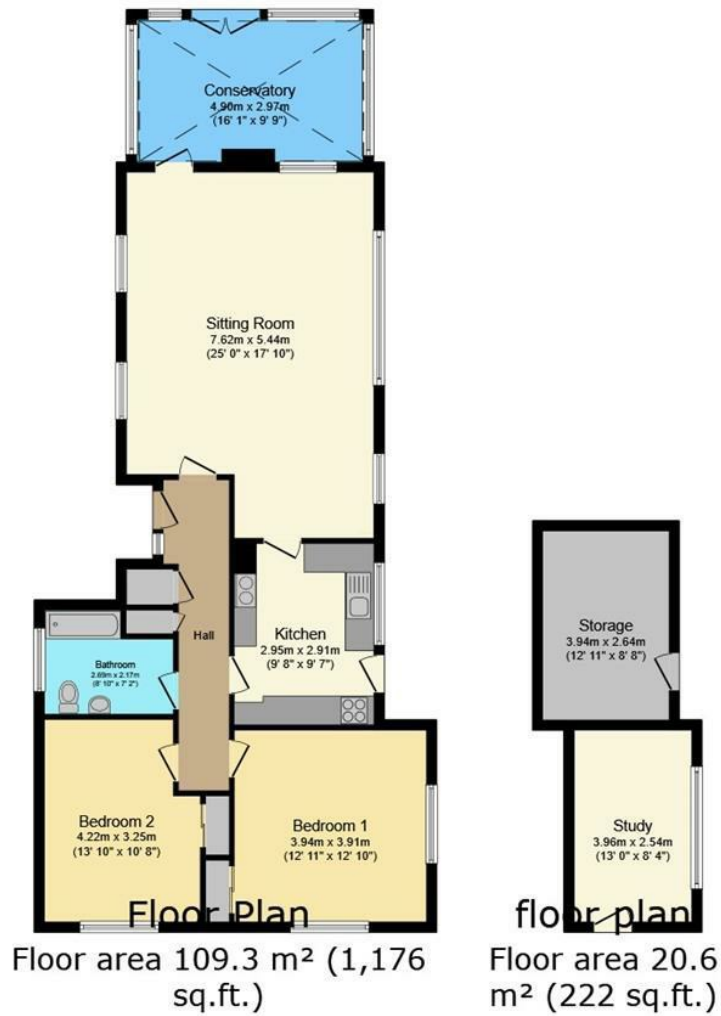
For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. Some photographs may have been taken using a wide angle lens. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.

## AGENT NOTE

Further to review of the title documents we note that the land hatched blue on the title plan is subject to pass and repass over the existing tracks and South Western Electricity Board to maintain an overhead cable at a minimum height of Seventeen feet above the surface of the ground and to maintain Six poles and Two stays for the purpose of supporting the said cable.







**TOTAL: 129.9 m<sup>2</sup> (1,398 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>80</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>41</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### COUNCIL TAX BAND



**CHEQUERS**  
INDEPENDENT ESTATE AGENTS  
Smart Move

66-67 Boutport Street, Barnstaple, Devon, EX31 1HG  
**T:** 01271 379314 **E:** enquiries@chequershomes.co.uk  
**W:** chequershomes.co.uk

