



BRATTON MILLS FARM

Bratton Fleming, Devon



A UNIQUE OPPORTUNITY ON THE EDGE OF EXMOOR SET IN 26.9 ACRES

A family home in a delightful and tranquil setting currently used as a successful holiday let business

Summary of accommodation

Bratton Mills Farm

Ground Floor: Entrance porch | Sitting room | Dining room/study | Kitchen/breakfast room | Utility room | Laundry room | Cloakroom | Conservatory
Self-contained guest/holiday accommodation wing (The Folly) with en suite bathroom

First Floor: Landing | Principal bedroom with en suite bathroom | Guest bedroom | Two further double bedrooms | Family bath & shower room

Bratton Mill Cottage: Living room | Kitchen | Utility room | Cloakroom | First floor double bedroom with en suite bathroom | Further first floor double bedroom

Outbuildings, Garden & Grounds: Parking | Mill building | Six bay pole barn | Stable block encompassing four loose boxes, foaling box & tack room

River frontage | Garden | Pasture | Woodland

In all about 26.9 acres (10.89 hectares)

Local Authority: North Devon District Council (www.northdevon.gov.uk).

Council Tax band: Bratton Mills Farm Band E. Bratton Mill Cottage Business Rated.

Tenure: Freehold

EPC Ratings: Bratton Mills Farm & Cottage F

SITUATION

Bratton Mills Farm is situated in a pretty, steep-sided river valley close to the western edge of Exmoor and the thriving village of Bratton Flemming.

Shopping: The village has a shop for essentials and a veterinary practice and is near market towns of Barnstaple and South Molton with good shopping facilities

Road: The local area has several main arterial roads (A39, A361 and A399) running through it, with the latter only a five minute drive.

Train: Barnstaple has a train station on the Tarka Line providing regular services to Exeter Central (1 hour 15 minutes) and Paddington (3 hours 25 minutes).

Airport: Exeter Airport is about an hour away providing flights to both UK and international destinations.

Education: There are three primary schools within a three mile radius plus West Buckland School and Kingsley School Devon, both independent schools providing through childhood education.

Distances: Barnstaple town centre 7.5 miles, Barnstaple train station 8.5 miles (Exeter Central 1 hour 15 minutes & Paddington 3 hours 25 minutes), Saunton Sands 15 miles, Westward Ho! Beach 18.5 miles (All distances and times are approximate)

THE PROPERTY

Tucked away in a pretty, partly wooded valley containing the River Rye Water, Bratton Mills Farm has no near neighbours and enjoys complete privacy in a gorgeous, lush rural setting that backs onto mature woodland running one side of the valley. The house sits down a 250-yard long approach drive, with the farmhouse, cottage and associated outbuildings positioned in a cluster at the end of the drive.



The farmhouse has an east/west axis. It has been extended over the years and is built of painted local stone under a mix of slate and cedar shingle roofs. At one end is a single storey extension that can either be used as part of the main house or, as it is at present, as self-contained holiday accommodation. It is also unlisted and has a wonderfully light and airy feel as most rooms have windows on two sides.

The ground floor contains two good-sized, inter-connected reception rooms, a conservatory and a lovely, fully fitted kitchen/breakfast room with a gorgeous outlook across the valley and Rayburn range cooker. Upstairs the principal bedroom has its own en suite bathroom with the remaining three bedrooms sharing the family bath and shower room.



OUTSIDE

The house, cottage and outbuildings are set in just under 30 acres of garden, pasture and woodland spread along both banks of the river.

Within the farmstead are a yard plus several outbuildings including a small stone barn, six bay pole barn and a former mill building with potential for conversion.

DIRECTIONS

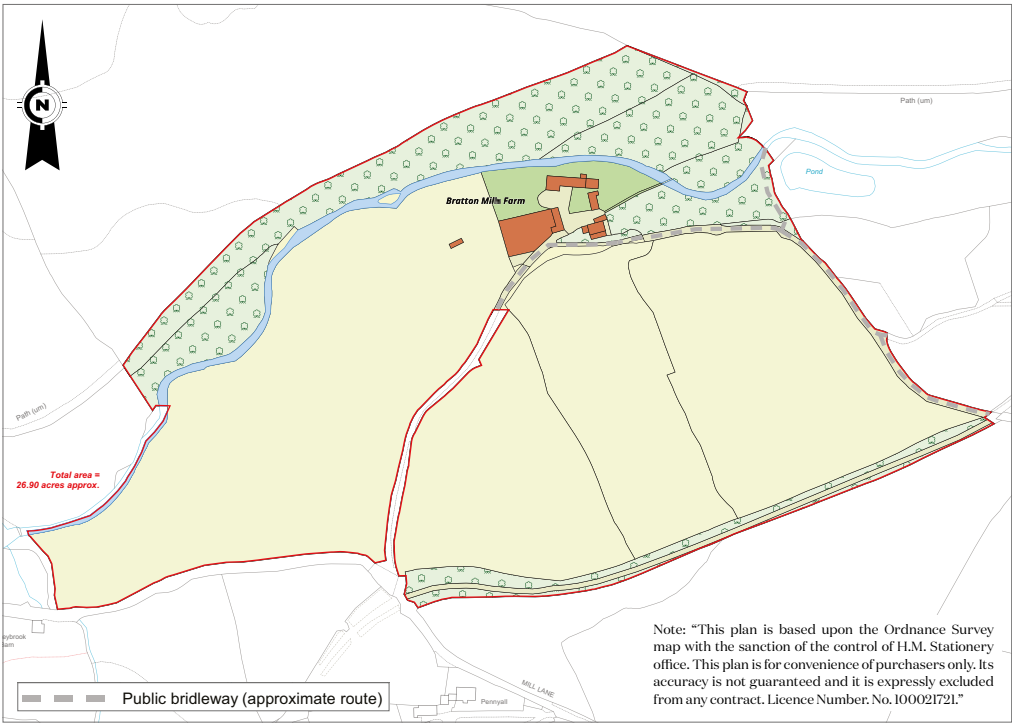
From the crossroads on the western edge of the village of Brayford on the A399, head north on the A399, signed to Blackmoor Gate. After two miles turn left onto Benton Road, signed to Bratton Fleming. Continue for two miles to Bratton Fleming. Pass through the village. On reaching the western edge of the village turn right onto Mill Lane. The driveway entrance to the property will be found on the right after just under half a mile, just after a tall retaining brick wall on the right-hand side. The property is at the end of the approach drive, which is about 250 yards long.

Postcode: EX31 4RU
What3Words: ///loudly.redeemed.dive

PROPERTY INFORMATION

Services: Mains electricity. Private water supply (bore hole) & drainage (septic tank). Heating via newly installed boiler and oil tank. Oil-fired Rayburn. Photovoltaic panels.

Viewings: All viewings strictly by appointment only through the vendor’s selling agents, Knight Frank LLP



Approximate Gross Internal Area = 2925 sq ft, 271.7 sqm
Limited use Areas = 109 sq ft, 10.1 sqm
The Cottage = 831 sq ft, 77.1 sqm
Outbuildings = 2857 sq ft, 265.4 sqm
Total = 6722 sq ft, 624.4 sqm

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

I would be delighted
to tell you more.

Florence Biss
01392 423111
florence.biss@knightfrank.com

Knight Frank Exeter
19 Southernhay East, Exeter
EX1 1QD

knightfrank.co.uk

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