



## PRIXFORD BARTON

Prixford, Devon



# A BEAUTIFULLY PRESENTED, LATE 17TH CENTURY FARMHOUSE

Set in about 3 acres on the edge of a small village.

## Summary of accommodation

Hall | Cloakroom | Sitting room | Garden room | Dining room | Playroom/study  
Kitchen/breakfast room | Utility room | Rear hall | Bedroom six/office with studio room above  
Pool room with changing rooms, sauna, shower & WC facilities & storeroom | Vinery  
Part-galleried landing | Principal bedroom with a southwest facing balcony plus its own, ensuite shower room  
Three further double rooms, one of which is en suite, and a single room.  
Parking | Double carport | Barn incorporating workshop, storeroom & first floor games room/gym  
Stable block with two loose boxes | Single storey barn | Garden | Covered barbecue area | Hot tub  
Three spring fed ponds | Woodland copse | Paddock

**In all about 2.91 acres**

**Distances:** A39 3 miles, Barnstaple town centre 3.5 miles , A361 4.5 miles, Saunton Sands 7.5 miles, Exeter city centre 4.5 miles, Exeter Airport 48 miles (All distances and times are approximate)

## LOCATION

Prixford Barton is situated on the south-western edge of the small village of Prixford, which is surrounded by unspoilt countryside, not far from the surfing beaches at Saunton, Croyde Bay and Woolacombe. It has excellent amenities including a beautiful parish church and village hall. The lovely Marwood Gardens is also near by.

Barnstaple, the main administrative and shopping centre for North Devon, is only 10 minutes away boasting a district hospital plus a wide selection of shops and local businesses able to meet most day to day needs.

The local area has good transport links with nearby access to the A39 and A361 and Barnstaple train station has regular services to Exeter Central (1 hour 15 minutes) and Paddington (3 hours 25 minutes). Exeter Airport is a little over an hour away connecting to both UK and international destinations including a one-hour service to London City Airport. There is a wide choice of schools both from the State and independent sectors.

## PRIXFORD BARTON

Tucked away off a short, no-through lane on the edge of the village, Prixford Barton has a truly wonderful setting that offers both tranquillity and privacy alongside wide, unspoilt views across the gently undulating uplands of North Devon.

The house dates from 1684 and is built of local granite and is a classic example of a West Country farmhouse of the period, reflecting the prosperity of the latter part of Charles II's reign. It has been altered over the 19th and 20th centuries including the conversion and incorporation of an attached outbuilding. Today it is Grade II listed and is beautifully presented, reflecting the care and attention lavished upon it by the current owners.



Overall, the house has an L-shaped plan with two main reception rooms, the garden room along with two bedrooms on the ground floor. Most of the windows face southwest or southeast and this imparts a wonderfully light and airy feeling to the interior, which is painted white along with many of the ceiling timbers, an effect which complements unpainted timber and flooring materials perfectly. It has been sympathetically refurbished to a high standard, retaining many original architectural fittings. These include fireplaces in the sitting room and kitchen plus some fine chamfered beams, now supplemented by flagstone, timber and tiled flooring. The kitchen/breakfast room is fitted with contemporary style units and built-in electric appliances under slate work surfaces with a range of built-in electric appliances and has space for a large kitchen table. Attached at one end of the house and accessed via the garden room is a pool house with an integral sauna and changing/showering facilities.

Upstairs off the landing are five bedrooms, all with built-in wardrobes. The principal bedroom has a southwest facing balcony plus its own, ensuite shower room. There is a further double bedroom with en-suite facilities and a substantial dressing room/linen cupboard. The remaining bedrooms share the family bath and shower room. Above the ground floor bedroom is the Studio.

## OUTBUILDINGS, GARDEN & GROUNDS

The house and its attendant outbuildings are set within about 3 acres of garden and grounds bound by post and rail fencing that gently slope down to three interlinked, spring fed ponds and a broadleaf copse. The copse effectively shields the house from view and as a result the property is extremely private. Within the grounds is a lean-to vine wrapped around the southern corner of the pool house, covered barbecue area along with a hot tub. Beside the house and garden is a generous parking area along with a double carport, a period, stone-built barn incorporating a workshop, storeroom and first floor games room/gym and a stable block with two loose boxes and a single storey barn.





## PROPERTY INFORMATION

**Services:** Mains water & electricity. Private drainage. Heating system is oil central heating. With a ground source heat pump for the pool.

**Tenure:** Freehold

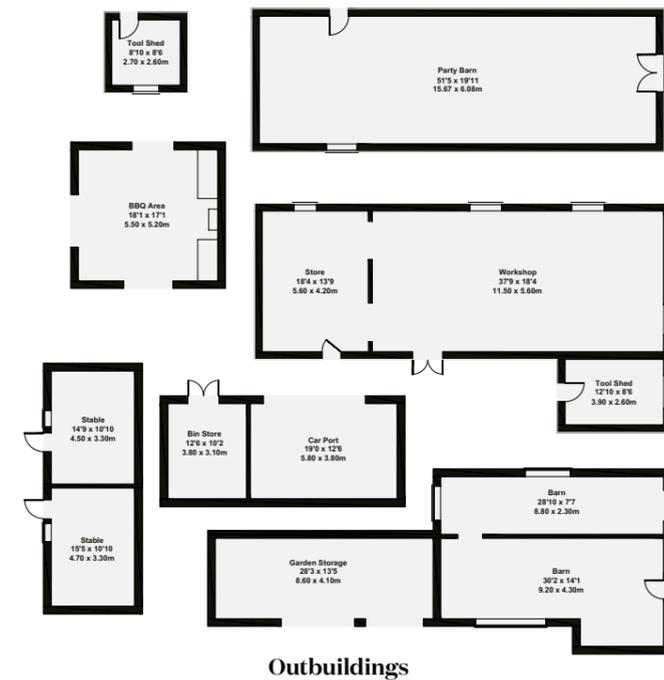
**Local Authority:** North Devon District Council ([www.northdevon.gov.uk](http://www.northdevon.gov.uk)).

**Council Tax:** Band G

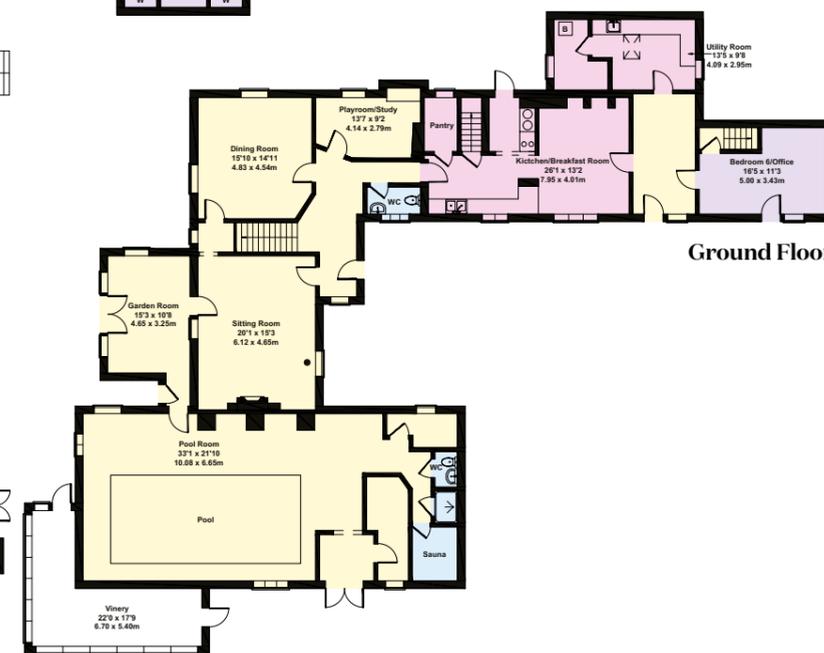
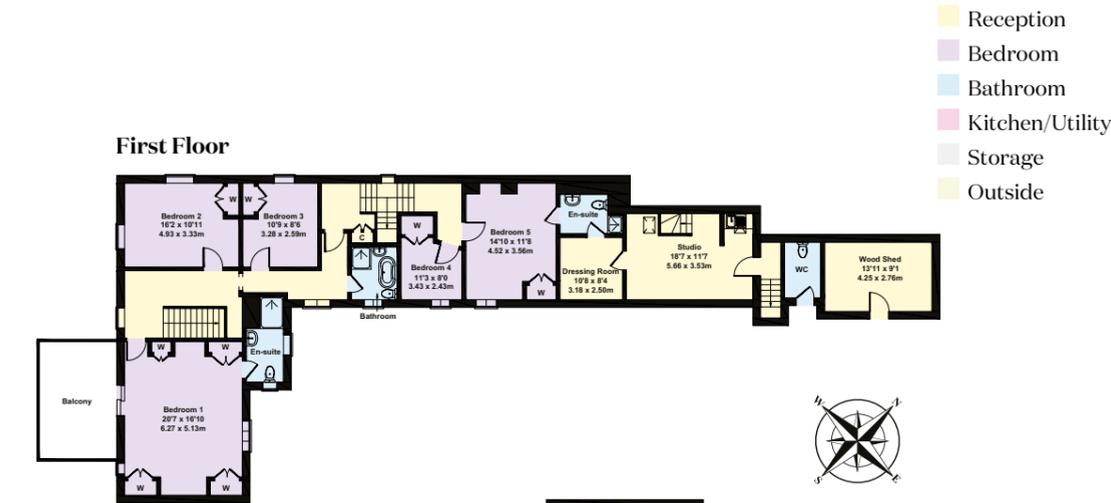
## DIRECTIONS

(Postcode: EX31 4DX / What3Words: live.quick.glory)

From the roundabout at the southern end of the Pilton Causeway in Barnstaple, Head north along the Pilton Causeway/A39. After a quarter of a mile turn left opposite the Texaco garage onto Pilton Quay. Continue for another quarter of a mile and then turn right onto Abbey Road. At the T-junction turn left onto Under Minnow Road. Continue onto Bradiford, onto Poles Hill and then onto Upcott Hill. Once on Upcott Hill drive for about one and three quarters of a mile to Prieford. Just after entering the village at a small crossroads turn left onto a narrow lane just after an off-white painted cottage. Drive for about 120 yards to a sharp right-hand bend. The driveway entrance will be found on the left after a short distance after the bend.



Approximate Gross Internal Area = 8934 sq ft - 830 sq m  
(Including Building)



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.

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