



T H E B A R T O N





The Barton

Poughill, Crediton, Devon, EX17 4LE

Tiverton 10 miles • Crediton 7 miles • Exeter 11 miles

A beautiful south facing Grade II listed Georgian farmhouse together with 2 large holiday cottages, outbuildings and land extending to approximately 22 acres with outstanding views

- 6 bedroom Georgian Farmhouse
- Two 5 bedroom holiday cottages
- Range of period and modern outbuildings with potential STP
 - In all, approximately 22 acres
- South facing position with outstanding views
 - Indoor swimming pool
- Biomass heating with RHI payments
 - Freehold

Stags Holiday Complexes
21/22 Southernhay West
Exeter, Devon EX1 1PR

Tel: 01392 680058

Email: holidaycomplexes@stags.co.uk

The London Office
40 St James's Place
London SW1A 1NS

Tel: 020 7839 0888

Email: enquiries@tlo.co.uk



@StagsProperty



stags.co.uk



Introduction

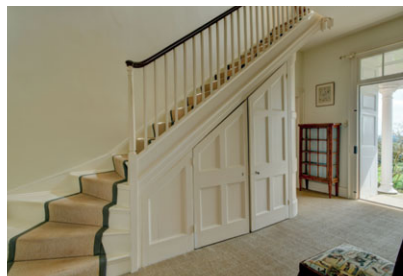
This attractive lifestyle, home and income property provides a wide range of options and potential for expansion and includes two large and profitable holiday letting cottages, a good range of pasture land providing excellent grazing, a variety of period and modern outbuildings with potential for a number of uses including conversion, subject to the necessary consents. The stunning Grade II listed Georgian farmhouse provides a choice of spacious rooms, with period features and excellent southerly views. The location occupies the perfect tucked away position on the edge of the village, whilst having excellent access to two local towns and Exeter City, all within 11 miles and M5 and main mainline rail access 18 miles. Much potential exists within the property to further expand the accommodation business, either via glamping or events, perhaps utilising the existing agricultural buildings, subject to the relevant permissions.

Situation

The property is located in an elevated position just outside the village on a south facing hill. While the property is tucked away, the local village of Cheriton Fitzpaine is just 1.7 miles, with amenities including primary school, church, 2 public houses, village hall with post office and community shop. Wider amenities can be found in Crediton, approximately 7 miles, with shops, supermarkets and leisure facilities. The city of Exeter is 10 miles with main line rail station and M5 J30 access. Tiverton also has Tiverton Parkway station and access to the M5 at J27 – approximately 18 miles. A good range of state and private schooling is on offer locally, in particular Exeter school and Blundell's school at Tiverton are in the area and easily accessible. The property remains well placed for access to Exmoor, nearby to the North, or the beaches of both North and South East Devon.

The Farmhouse

A highly attractive Grade II listed Georgian home with well proportioned rooms with high ceilings and lots of character and also enjoying a good deal of privacy. The house is well maintained and has been subject to much modernisation and improvement during the current ownership. The flexible accommodation in brief comprises, large entrance hall, drawing room, dining room, kitchen/breakfast room, study, living room, cloakroom with wc, large walk in pantry, utility and shower room with wc. On the first floor are 6 bedrooms, the master having en-suite shower and dressing room, a further en-suite to bedroom 2 and a 3rd family bathroom serving the other 4 bedrooms. Potential exists for a ground floor bedroom 7/annexe with the utility, study and shower room in direct proximity.





The Granary



Brimbles



The Holiday Cottages

Both the holiday cottages are established and successful having been converted from period agricultural barns by the owners approximately 25 years ago and forming high quality spacious accommodation also listed Grade II.

The Granary – sleeps 10

Brimbles – sleeps 10

Both cottages retain significant character and have 5 bedrooms, with large family kitchen/dining rooms and large sitting rooms. Brimbles has the benefit of an interconnecting indoor swimming pool that can either be exclusive use or shared with the site. Both also share heating and hot water from the biomass boiler keeping running costs down with the benefit of efficient system and RHI payments for use. The cottages are well suited to the popular group booking market with families and friends coming together for special occasions, which are in strong demand. It could also suit a retreat style business with communal space and potential gathering rooms for groups. Please check out the owner's website for more information, photos etc. at www.thebartonpoughill.co.uk

Leisure Facilities

Guests enjoy the use of the indoor heated swimming pool with changing rooms, wc and showers. Within the grounds is a children's play area. A superb outdoor kitchen provides an attractive covered outdoor dining area, kitchen and decked space for sitting out, fire pit and BBQ with open views to the adjoining fields.

Gardens, Outbuildings and Land

The farmhouse has its own garden which wraps around the home and provides good privacy and flexible areas for sitting and entertaining. Added to this is a kitchen garden, polytunnel and small orchard. The outbuildings comprise of a range of period barns within the courtyard, currently used for storage and one containing the biomass boiler. Further potential exists for a number of uses including conversion subject to the necessary consents. A modern agriculture building provides ample space for handling or wintering animals, potential as stabling or fodder storage.

The land wraps around the home and buildings on 3 sides providing well fenced pasture grazing and paddocks including an old farm orchard. It is mainly gently sloping, mostly southerly facing with outstanding views. This could provide the ideal spot to expand the accommodation business with glamping/camping, subject to the necessary consents. The property in all extends to 22.69 acres.



The Granary Sitting Room



Brimbles Sitting Room



Brimbles Bedroom



Brimbles Kitchen

Services

Mains electric, mains and private water supply and private drainage.
Biomass heating for the 3 properties, generating renewable heat incentive payments.

Outgoings

The Farmhouse – Council Tax Band G
Business Rateable Value - £8500

Local Authority

Mid Devon District Council
www.middevon.gov.uk

Directions

From Crediton join the A3072 heading north and continue for approximately 3 miles. Take a left turn onto Coffintree Hill signposted for Cheriton Fitzpaine and follow the road for approximately 1.6 miles. Pass through the village of Cheriton Fitzpaine and cross the junction signposted Poughill and take the next left signposted Poughill/Puddington. Continue down the narrow road for approximately 1.6 miles and The Barton will be on the left.

Basic Payment Scheme

The basic payment entitlements are to be included in the sale.

Rights of Way

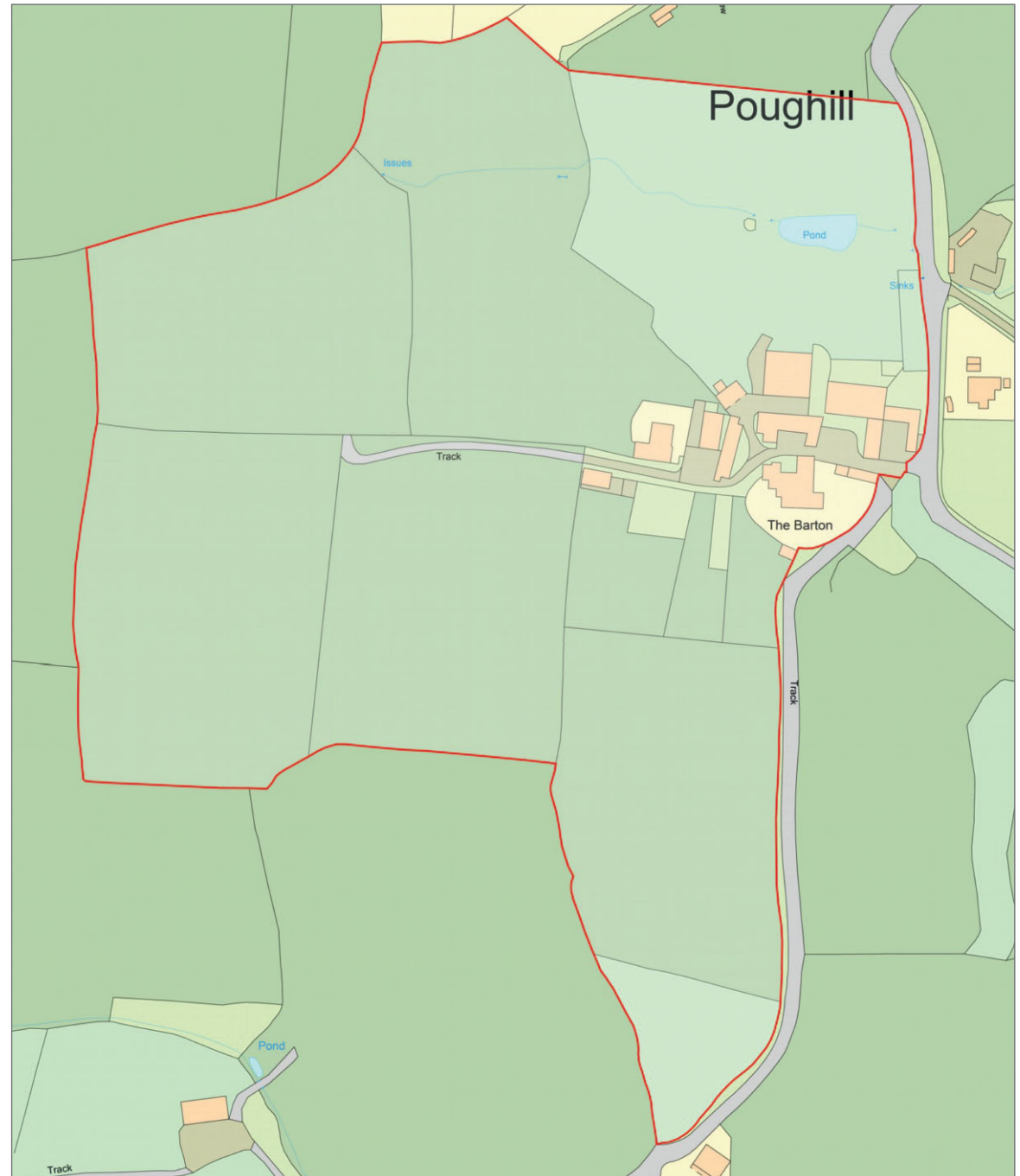
The property is sold subject to and with the benefit of any public or private rights of way or boundaries.

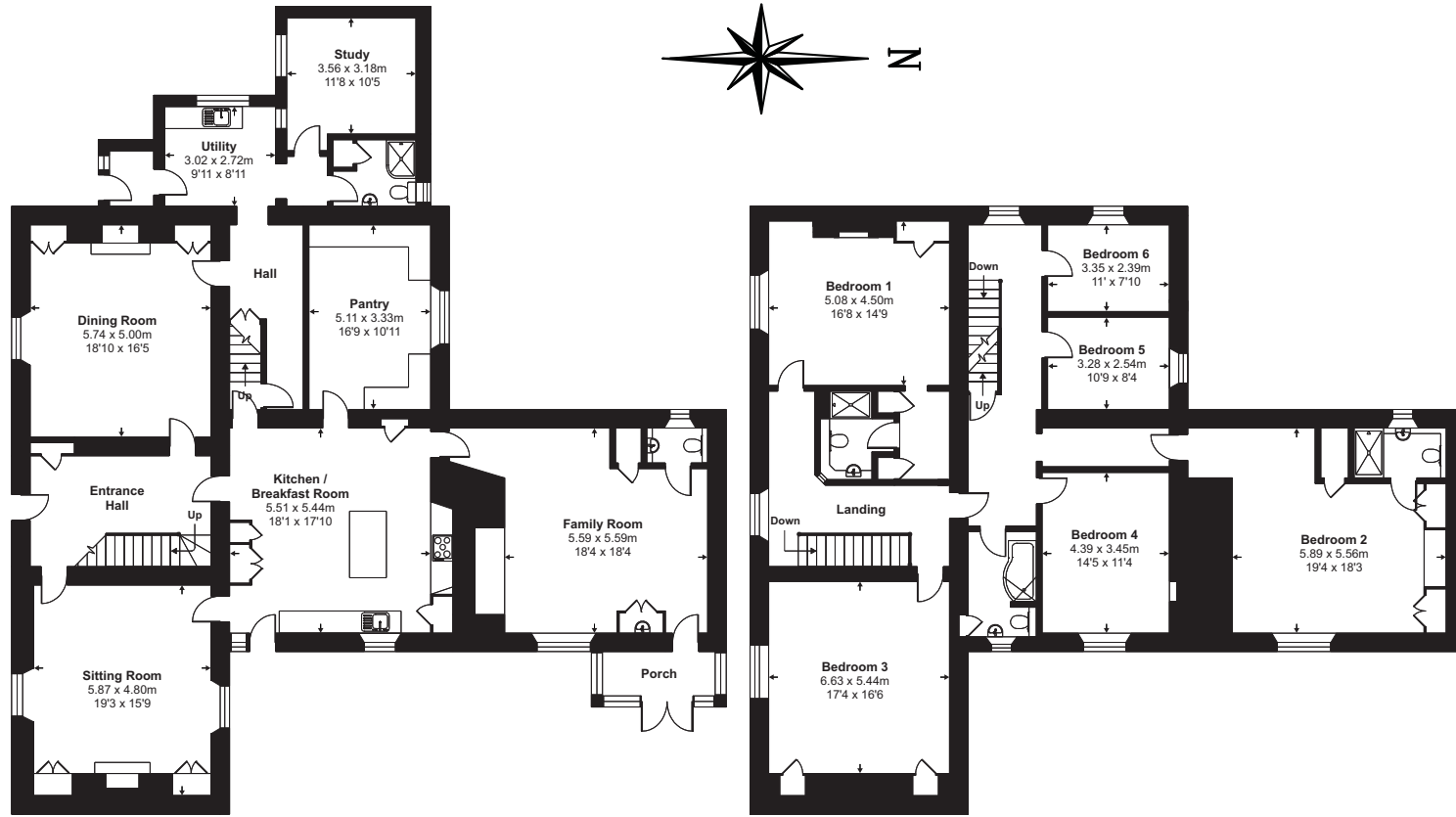
Viewings

Strictly by appointment with Stags Holiday Complex Department on 01392 680058

Disclaimer

These particulars are a guide only and should not be relied upon for any purpose.





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