



For Identification only
Not to be relied upon

Brewers Farm



Brewers Farm

Kings Nympton, UMBERLEIGH, Devon, EX37 9SS

South Molton 5 miles Chulmleigh 4 miles

A superbly presented, modern barn conversion on the western edge of a popular village with a superb outlook over its own land

- Superbly positioned barn conversion
- Tucked away on the edge of a popular village
- Wonderful views over its own land
- Beautifully presented accommodation
- Utility/Boot Room
- Open-plan kitchen, dining and living areas
- Two double bedrooms (both en-suite)
- Pasture Land (Total about 7.47 acres)
- Freehold
- Council Tax Band C

Guide Price £625,000

Situation

Brewers Farm is tucked away on the western edge of the popular and award winning village of Kings Nympton which has an excellent public house, The Grove Inn, primary school, church and village hall and is set amidst unspoilt rolling countryside. The village lies five miles from the thriving market town of South Molton which offers an excellent range of shops and amenities including schooling to secondary level and weekly pannier and stock markets. The town is bypassed by the A361 North Devon Link Road which provides an excellent link to the North Devon regional centre of Barnstaple to the west and Tiverton and the M5 (Junction 27) to the east. There is a main line railway station at Tiverton Parkway with an intercity service to London Paddington (just over 2 hours) and there is also a train station on the Barnstaple to Exeter 'Tarka Line' about two miles away at Kings Nympton Station.

The small town of Chulmleigh is about four miles to the south and has an excellent community spirit together with a good range of amenities including various shops, a post office, health centre, dentist, pubs and a church, primary and secondary schooling.

Description

Brewers Farm is centred on a recently converted and beautifully maintained barn conversion that enjoys a wonderful outlook over its own land. The barn was converted in 2018/19 to an exacting standard and presents a wonderful opportunity to acquire a unique property with a useful holding of land on the edge of a popular village.

The property would be ideal as a smallholding and also has much potential for equestrian use.



Accommodation

An open porch leads into the BOOT ROOM/UTILITY which is fitted with a stainless steel sink unit with plumbing for a washing machine and space for dryer below. There is a large cupboard and a ground source heat pump provides domestic hot water and central heating.

The open-plan nature of the conversion provides bright and very spacious LIVING / DINING / KITCHEN AREAS with a slate tiled floor throughout and a fine outlook over the property's land. The kitchen is fitted with an excellent range of matching units with slate worktop and breakfast bar, dual bowl ceramic sink with mixer tap, electric hob with hood over, integrated dishwasher and eye-level electric double oven. The living area has a wood burning stove.

There are TWO DOUBLE BEDROOMS, each with fitted wardrobes and very well fitted EN-SUITE FACILITIES.

Outside

The property is approached over an entrance driveway that leads around the rear of the Church. Next to the dwelling is a hard standing that provides plenty of parking space. There are gravelled areas to the rear and lower side with a useful timber garden shed and to the front is a level, paved area bordered with a planted flower and shrub bed. The garden areas are mainly bordered by post and rail fencing and take full advantage of the wonderful views to the west.

The Land

The pasture land is divided into handy sized paddocks by natural hedge banks and post and rail fencing and there is an attractive area of former orchard to the lower side of the dwelling. Brewers Farm extends in total to about 7.47 ACRES.

Services and other information

Mains water, electricity and drainage. Ground source heat pump under-floor central heating and roof-mounted solar PV array. Mobile coverage is available from EE, O2 and Vodafone. Standard and Ultrafast broadband available. A private right of way for the benefit of SWW exists over part of the property.

Viewing

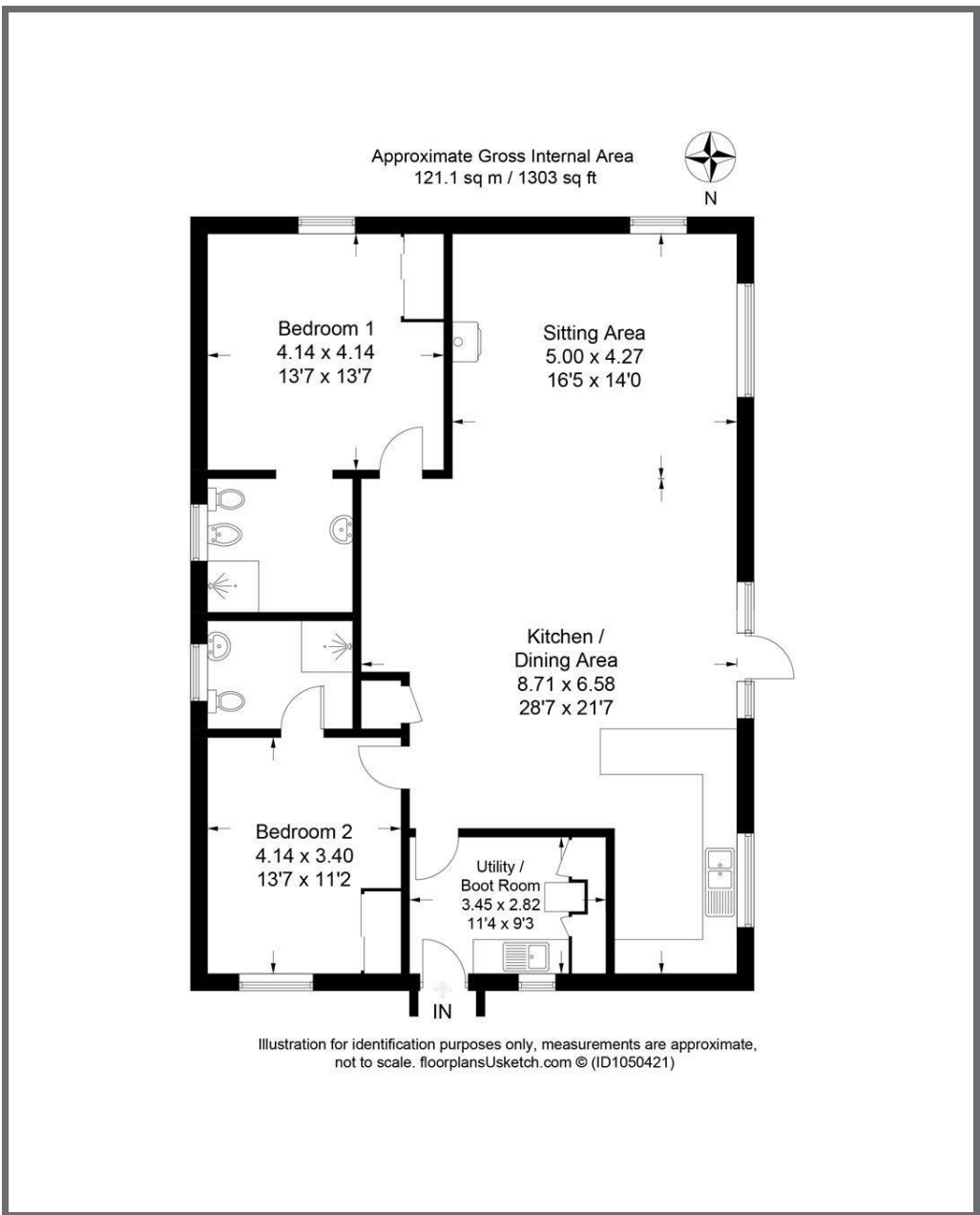
Strictly by confirmed prior appointment please through the sole selling agents, Stags on 01769 572263.

Directions

From the centre of Kings Nympton, facing the Grove Inn, turn left and continue this road towards the edge of the village. The driveway to Brewers Farm will be found on the left just before a stone barn as you leave the village. What3words Ref: willpower.pulps.requires



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.



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