



**STAGS**

H O M E S T E A D





# Homestead

Ilkerton, Barbrook, Lynton, Devon, EX35 6PH

Minehead 19 miles, Barnstaple 19 miles, Woolacombe 20 miles,

South Molton 21 miles, Taunton 43 miles, Exeter 53 miles

(all distances are approximate)

A substantial, charming, traditional Grade II Listed Farmhouse, with two holiday barn conversions providing healthy income, further outbuildings, generous gardens and pasture land, in all just over 6 acres.

Within easy reach of Barbrook and Lynton villages, Lynmouth and coastal and moorland walks.

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## Summary of Accommodation

Storm porch, entrance hall, sitting room, family room, play/study area, rear porch and hallway, cloakroom, kitchen/breakfast room, loft/boiler room, study/dining/bedroom 4. First floor landing, main bedroom with ensuite, 2 further bedrooms and a family bathroom. Oil fired central heating.

Two holiday barn conversions, the first being 2 bed 2 bathroom with separate kitchen/diner and living space. The second, 3 bed 3 bathroom with open plan kitchen/diner and living space. Each with LPG fired central heating, separate enclosed gardens and parking for 4 cars.

A range of historic farm buildings including piggeries (suitable for storage), 2 large double storey storage barns and a third slightly smaller double storey barn suitable for various uses. Cobbled courtyard with parking for at least 4 cars, large front, side and rear gardens and stock fenced paddocks with water supply.

## Situation and Amenities

In terms of location, the property is situated in a timeless and tranquil rural position, surrounded by the natural beauty of Exmoor, within a few hundred yards of the moors themselves, ideal for those with equestrian interests. The views are delightful and there is even a glimpse of the sea from the highest point of the land. Local amenities are available at Barbrook nearby, including a local pick-up point for West Buckland School. Both Lynton and Lynmouth are within easy driving distance, and offer a primary school and a further range of local shops, character inns and restaurants. Lynton is linked to Lynmouth, not only by road but via the famed water-powered Victorian Cliff Railway, and is where Exmoor meets the sea. The regional centre of Barnstaple is approximately 19 miles and offers a range of national high street shops, banks and leisure facilities in addition to a railway link to Exeter and the North

Devon Link Road A361, which leads to the M5 at Junction 27, Tiverton, and the Motorway beyond. Homestead is at the north west tip of Exmoor National Park with its 270 square miles of protected landscape providing a haven for country pursuits. There is some of the finest riding, fishing, walking and shooting in the country. Also, within easy motoring distance, access can be gained to the glorious sandy surfing beaches of Woolacombe, Croyde Bay, Putsborough and Saunton, the latter also offering a championship golf course.

## Description

A charming, detached, farmhouse, which is originally understood to date from the 1660s, with later modifications, and presents elevations of white painted stone, beneath a slate roof. This offers sympathetically, modernised accommodation over two storeys, combining quality 21st century refinements with many original period features and is Grade II Listed as being of architectural and historical importance.

An adjacent, detached two storey period stone barn provides a ground floor Utility Room/Store/Workshop with Study above. The house forms one side of a delightful, cobbled courtyard, another is fronted by a pair of attached period stone two storey barns which currently provide storage/workshops, but which could potentially be converted into ancillary accommodation or, one or two further holiday lets, subject to planning permission. The third side of the courtyard is formed by a further range of stone barns with slate roofs, which were converted in 2005 into a pair of holiday lets. These are known as Hawthorn and Bramble and each have private, dog proofed gardens and generous parking, which is independent from the courtyard (which provides parking for the main house).

Externally, there are private gardens for the main house, raised terrace, 4 interconnecting paddocks which have separate access points and are stock-proof fenced. These amount to 5.35 acres, in all, approximately 6.25 acres.





## Ground Floor

STONE STORM PORCH with flag stone flooring, solid wood front door opening to ENTRANCE HALL stairs to first floor, door to SITTING ROOM attractive exposed wooden beams, window to front elevation, Inglenook fireplace, with log burner and slate hearth, under stairs storage cupboard. FAMILY ROOM beamed ceiling, window to front elevation, fireplace with log burner and slate hearth, opening to STUDY/PLAY AREA dual aspect to side and rear, rear hallway with flagstone flooring CLOAKROOM with pedestal hand wash basin, mosaic splashback and WC. Aged stone steps lead up to the rear porch, which allows access to the rear courtyard. KITCHEN Dual aspect with windows to front and rear, stone flooring, shaker style Smallbone units with locally sourced natural slate worksurfaces, ample storage above and below, a range of integrated features including 1.5 bowl porcelain sink, dishwasher, handy corner cupboard, plumbing for washing machine, full size Rangemaster Range, with double oven, plate warmer and grill with 5 ring induction hob above and extractor fan over, set into an inglenook fire place, built in pantry cupboard. Double door ceiling hatch, with drop down ladder allows access to LOFT/BOILER ROOM Window to side elevation, boarded storage space, housing a recently installed condensing oil-fired boiler. STUDY/DINING ROOM/BEDROOM 4 dual aspect to front and rear, beamed ceiling, stone flooring and wooden panelling.

## First Floor

LANDING solid wood flooring, window to rear aspect, loft hatch and door to MAIN BEDROOM large double room with attractive A-frame beams, window to front elevation, solid wood flooring, door to ENSUITE SHOWER ROOM 3-piece suite comprising; mains fed shower cubicle, pedestal hand wash basin, WC and chrome heated towel rail. BEDROOM 2 window to front, solid wood wide plank flooring, A-frame beams. BEDROOM 3 window to rear elevation, solid wood flooring and loft hatch. FAMILY BATHROOM window to rear elevation, solid wood flooring, large roll top bath, pedestal hand wash basin and WC.

## The Holiday Barn Conversions

Separate to the main house, the barn conversions have a driveway, parking and individual stock fenced gardens. Service to both are mains electric, LPG heating, private water and drainage. Information on the annual turnover can be provide by the sole selling agent, upon request.

## Hawthorn

Double height front door, with large panel double glazing leads to the raised ground floor, large open plan living/kitchen/dining space. Double height vaulted ceiling, with exposed beams and frames, solid wood flooring. The slate floored kitchen is spacious and well-appointed and includes; wooden worksurface with



storage above and below, Belfast sink, integrated cooker with 4 ring induction hob above and extractor over, fridge freezer, washing machine, dishwasher and wall mounted gas boiler. Stairs up to a galleried bedroom area with Velux sky light and ensuite shower room. On the lower ground floor level, enjoying zoned underfloor heating, there are two further bedrooms, one of which has an ensuite shower room. Family bathroom, storage and airing cupboards.

## Bramble

Stable style door off the garden leads into an open plan kitchen/dining room with slate flooring and exposed beams. There are windows looking onto the garden, along with a large Velux with fitted blinds and a low-level window overlooking the courtyard. Fitted Oak kitchen with washing machine and dishwasher, integrated electric oven and hob, circular, stainless steel sink and drainer with mixer tap. Two steps lead down to an impressive dual aspect living space with oak flooring and vaulted ceiling with exposed beams. Carpeted stairs off this room lead to the lower ground floor with two bedrooms and two bathroom/shower rooms which all enjoy zoned underfloor heating.

## Outside

The main central courtyard is accessed via a 5-bar gate under a tall arch, with parking for at least 4 cars, providing access to the front and rear gardens of the

main house and a number of out buildings including a FORMER PIGGERY useful storage area divided into 3 sections, one of which houses the control panel for the private drainage system. TWO STONE BARNs currently used as storage, both two storeys and may have potential for other uses including garaging/stabling/further holiday lets (subject to the necessary consents).

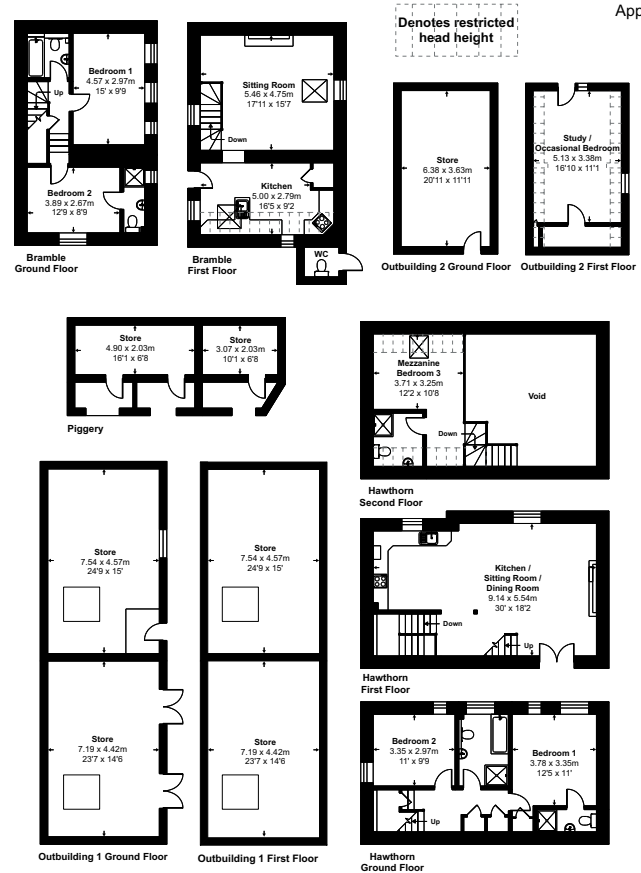
The front garden of the main house also has pedestrian access through an attractive metal gate, mainly laid to lawn with an avenue of cherry trees leading up a gentle slope to the top terraced garden. Here you can enjoy stunning views over Exmoor and the surrounding countryside, an ideal situation for a summer evening gathering. At the very top of the garden is a wooden storage shed housing the filtration system for the bore hole. A pathway to the rear of the property, leads past a patio area with pergola. A gravel courtyard gives access to a raised lawn area, paddock with a newly planted tree border and the TOP BARN a very useful storage/utility area on the lower level, with external steps leading to an upper part which would make an ideal home office area.

Three interconnecting paddocks (separated by Devon banks and stock fenced around the perimeter) can be found at the top of the grounds. These are currently on a short term let to a local sheep farmer and has its own water supply.

# HOMESTEAD

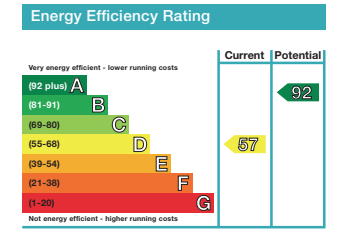


# HAWTHORN, BRAMBLE AND OUTBUILDINGS

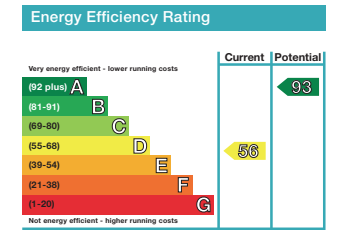


Approximate Area = 2178 sq ft / 202.3 sq m (excludes void / wc)  
 Hawthorn = 1167 sq ft / 108.4 sq m  
 Bramble = 853 sq ft / 79.2 sq m  
 Limited Use Area(s) = 201 sq ft / 18.7 sq m  
 Outbuildings = 1460 sq ft / 135.7 sq m  
 Total = 5859 sq ft / 544.3 sq m  
 For identification only - Not to scale

## Hawthorn



## Bramble



## Fixtures and Fittings

The majority of the contents of the Holiday Barn Conversions are available by separate negotiation if required.

## Services

Mains electric, private water supply, private drainage, oil in the main house and LPG in the Holiday Barns Conversions, fibre broadband connected (FTTP).

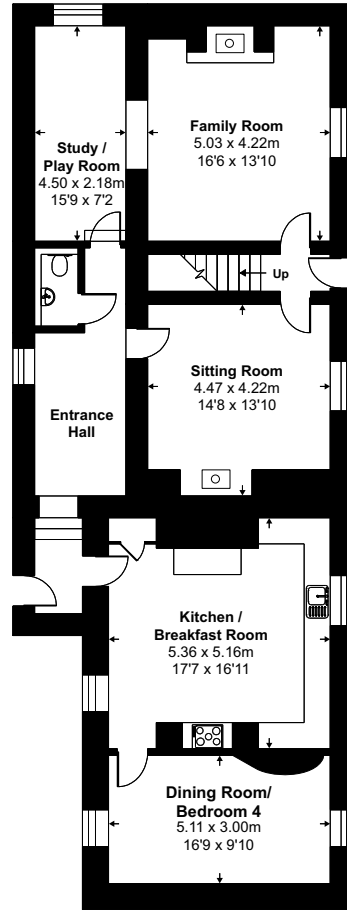
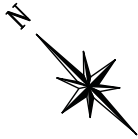
## Directions

From Barnstaple take the A39 sign posted Lynton and Lynnmouth, at Barbrook at the foot of the hill and just before the filling station, opposite St Bartholomew's church turn right. Follow the road for

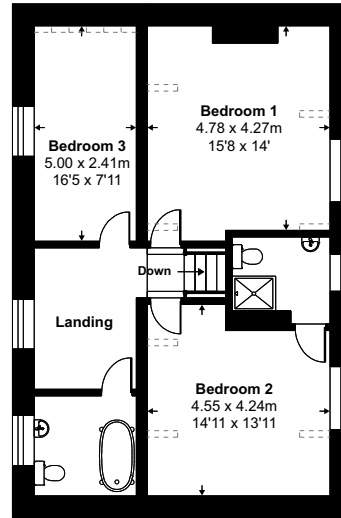
approximately 1/2 a mile where Homestead can be found on the right-hand side.

## Disclaimer

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



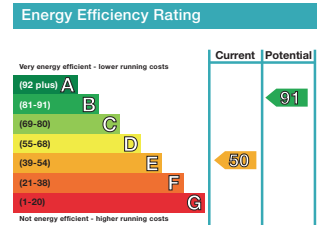
Ground Floor



First Floor

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### Homestead Main House



M A I N H O U S E

