



Beara Charter Farmhouse



Beara Charter

Marwood, Barnstaple, Devon, EX31 4EH

Within 10 to 15 minutes drive of Barnstaple, Braunton and the Coast.

A large detached character family home, ideal for dual occupation. Located in a sought after rural location but within easy access of Barnstaple, Braunton & the Coast.

- Detached Character Home
- Ample Off Street Parking
- Additional Land Available
- Income Potential/Dual Occupancy
- Freehold
- Integral 2 Bedroom Annexe
- Mature Gardens and Garage
- Agricultural Occupancy Condition
- Rural Location
- Council Tax Bands A & D

Guide Price £620,000

SITUATION AND AMENITIES

In terms of location, the property enjoys the best of all worlds, being well detached, in a private and a little used country lane, yet within easy access of local amenities. Marwood itself, with its ancient parish church, the noted Marwood Hill Gardens and village primary school, is about 10 minute drive. Approximately 12 mins drive away, is the popular village of Braunton with its excellent range of local facilities, restaurants, Inns and shops. To the West are the sandy beaches and surfing at Saunton (also with Championship golf course), Croyde, Putsborough and Woolacombe. Exmoor National Park is about 20 minutes by car. There are state and public schools within the general area including the reputable West Buckland School. Barnstaple, the regional centre, approximately 5 miles to the south and offers the area's main business, leisure and shopping facilities along with Pannier market, live theatre and District Hospital. At Barnstaple there is access to the North Devon Link Road [A361], which leads on to Junction 27 of the M5 motorway and nearby access to Tiverton Parkway, which offers a fast service to London Paddington, in about 2 hours. From Barnstaple there is also a sprinter train service which runs through to the cathedral city of Exeter. The nearest International airports are at Bristol & Exeter.

DESCRIPTION

Beara Charter Farmhouse comprises a large individual detached character residence which presents painted rendered elevations, with some double-glazed windows, beneath a tiled roof. We understand that the original core possibly dates from around the early 1900s but the house has been sympathetically extended during the 1980s. The property now offers generous and versatile accommodation, which could suit dual occupation by parts of the same family or used to generate an additional source of income.



MAIN HOUSE - GROUND FLOOR

FRONT PORCH UPVC door and windows, tiled floor, wooden door to ENTRANCE HALL handy alcove, stairs to first floor with storage below. KITCHEN Shaker style kitchen, UPVC to front aspect, ample solid wood work surface with storage above and below, integrated 4 ring ceramic hob with extractor over, double oven space for dishwasher and fridge freezer, hatch through to DINING ROOM Dual aspect to front and side, stone fireplace with log burner SITTING ROOM REAR PORCH Tiled floor and access to rear drive way

FIRST FLOOR

LANDING Loft hatch with drop down ladder to an insulated loft space. Airing cupboard, housing a hot water tank BEDROOM 1 Dual aspect double room, with delightful pastoral views, fitted wardrobe BEDROOM 2 Dual aspect double room, built in wardrobe. BEDROOM 3 Window to rear elevation BEDROOM 4 Window to front elevation BEDROOM 5 Window to front elevation FAMILY BATHROOM Opaque window to rear elevation, 4 piece suite with large electrically operated shower cubicle, panel bath, hand wash basin with storage below and low level WC. SHOWER ROOM Electrically operated shower, pedestal hand wash basin and low level WC.

ANNEXE

The annexe (shaded light blue on the floor plan), has access from the front and rear and comprises of two storeys. The ground floor has a spacious South facing living area which, leads into a kitchen and downstairs bathroom. To the first floor, there are two double bedrooms and a good sized family bathroom.

OUTSIDE

The property is approached through a sweeping, stone wall drive, enclosed by mature trees, leading to an area with ample parking. To the front of the property there is a partially enclosed garden which is mainly laid to lawn, with a terraced area perfect for BBQ's. To the rear of the property, there is further parking, with a panel-built garage/outbuilding with light and power. A gently sloped grass driveway, provides further additional vehicular access, also leads to a number of mature, elevated gardens. The gardens are varied with a small orchard, an area currently used to house chickens and a delightful stone patio. Further land could be available by separate negotiation, please speak to the sole selling agents for further details.

AGENTS NOTE

The property is subject to an Agricultural Occupancy Condition. Please ask the selling agent for further details.

SERVICES

Mains electricity, borehole water supply, private drainage and oil fired central heating throughout the entire dwelling supplemented by an electric system in the annexe.

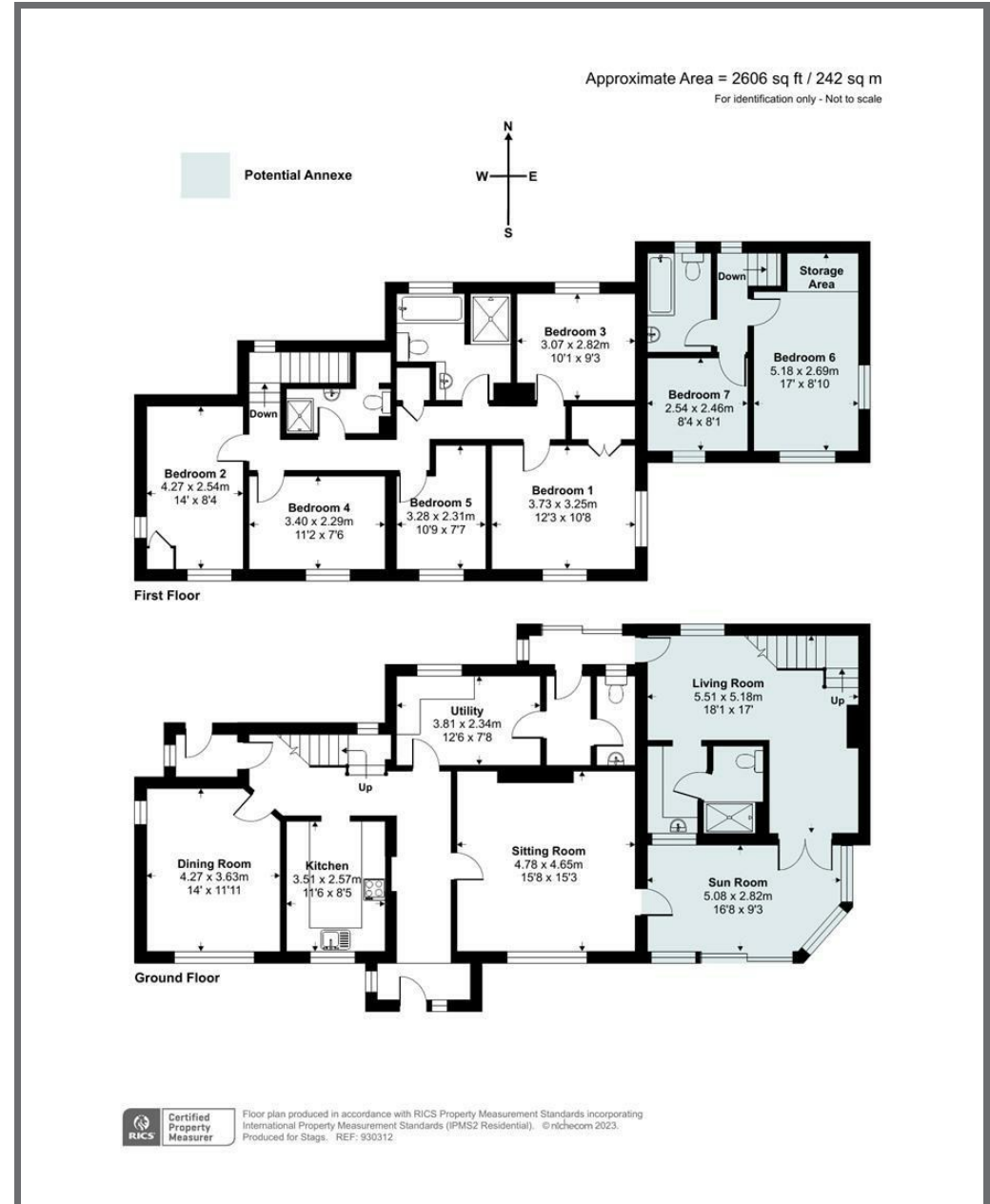
DIRECTIONS

Leave Barnstaple on the A39 as heading towards Lynton. Whilst still within the town turn left at the traffic lights next to the Texaco Garage, and almost immediately right into Pilton. Follow the road through Pilton and out of town. From the edge of the town proceed for just short of 2 miles where you will pass by a single storey thatched stone cottage on the left, shortly afterwards turn left finger posted Whitehall and Middle Marwood. Follow this country lane for a further mile where you will pass through a small cluster of properties at Whitehall. At the end of Whitehall bear left towards Beara and follow this country lane for a further three quarters of a mile. Beara Charter Farm can be found on the right hand side, as the road merges, with name plate clearly displayed.

what3words - ///jolly.innovate.highs



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.



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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
122 plus) A	
81-91) B	
69-80) C	
55-68) D	
42	42
30-54) E	
21-28) F	
1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC