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Dear Applicant,

Re: Ensis Farm & Cottages, Harracott, EX31 3JT

Please find enclosed the details of the above-mentioned property.

Ensis Farm & Cottages are set within approximately 4.3 acres of grounds and are being sold for **offers in excess of £1,750,000**. Please refer to the accompanying Promap plan to identify the boundary.

For more information on this, please speak to a member of the Barnstaple team.

Yours sincerely

Stags,
Barnstaple



E N S I S F A R M & C O T T A G E S

Ensis Farm & Cottages

Harracott, Nr Barnstaple, North Devon EX31 3JT

A small country estate comprising a superb Grade II Listed period farmhouse, pair of cottages, detached period office building, further detached character building with potential – all set in 4.3 acres of secluded south facing grounds in a timeless and tranquil hamlet.

Five miles from central Barnstaple. Within easy access of the Coast and Exmoor.

The Farmhouse

Ground Floor: Entrance Hall, Cloakroom, Sitting Room, Dining Room, Snug, Garden Room, Country Kitchen/Breakfast Room, Utility Room, Boiler Room, Laundry Room, Master Bedroom with En-Suite Shower Room.

First Floor: Landing, Four Further Bedrooms, Two Further Bathrooms (one En-Suite).

Detached Single Storey Office Barn with Kitchenette and Shower Room (potential annexe/holiday let/separate dwelling, subject to planning permission).

Chestnut Barn

Ground Floor: Living Room, Kitchen/Dining Room, Laundry Room, Cloakroom.

First Floor: Two Bedrooms, Bathroom.

Designated Garden and Parking.

Hazelnut Barn

Ground Floor: Entrance Hall, Cloakroom, Living Room/Kitchen.

First Floor: Bedroom, Bathroom.

Designated Garden & Parking.

Outside

Former Two-Storey Stables: with potential to convert to annexe/holiday cottage/ separate dwelling (subject to planning permission). Barn Dry Store, Woodstore, Double Car Port, Extensive Workshop / Shed, Greenhouse, ample additional parking, south facing secluded gardens and three fairly level pasture paddocks.





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Situation & Amenities

Set off and screened from a quiet, little used country lane, within its own secluded grounds on the rural outskirts of Harracott which is a widespread hamlet around 2.6 miles from Newton Tracey, 3.5 miles from Bishops Tawton and 4.4 Miles from Umberleigh, where there is a mainline station on the Barnstaple- Exeter line. Barnstaple is around 6 miles away, which as the regional centre offers the area's main business, commercial, leisure and shopping venues as well as live theatre and district hospital. At Barnstaple there is access to the North Devon Link Road which leads on, in around 45 minutes, to Junction 27 of the M5 motorway and where Tiverton Parkway offers a fast service of trains to London Paddington in just over two hours. North Devon's famous beaches at Croyde, Putsborough, Saunton (also with championship golf course), Woolacombe, and more locally Instow and Westward Ho!, are all around half an hour by car, as is Exmoor National Park and the Cornish Border. The area offers a choice of state and private schools including the renowned West Buckland Private School with local pickup points. The nearest international airports are at Bristol and Exeter and can be reached in around an hour and a half by car.

Description

The original core of the farmhouse is understood to be of 17th century origin and the property is Grade II listed, as being of architectural and historical importance. The house presents elevations of stone and painted render (repainted within recent times) beneath a slate roof. The property was sympathetically extended, in keeping by the present owners, around 2009, when the ground floor master bedroom suite was created with its own balcony overlooking the garden and direct access to the delightful Garden Room adjacent. Alternatively, this would make a very good suite of rooms for an elderly relative unable to manage stairs. The charming interior exudes flair and tastefully combines quality 21st century refinements with many original and notable period features which include; exposed beams, inglenook fireplaces with bread ovens, vaulted ceilings etc.

Chestnut and Hazelnut Barns form a pair of two-storey cottages which present similar elevations to the main house. These originally had consent for holiday use but in more recent years have been rented out on an Assured Shorthold Tenancy basis. The detached single-storey office building was converted around 2015 and once again presents similar elevations to the main house. The detached former stable block is two-storey and presents elevations of stone and brick beneath a tiled roof and potentially has separate access from a 'green lane' to the rear. Otherwise, the farmhouse has independent access, and all other components are approached over a separate access drive which in turn has spurs leading to each unit.

The land is arranged as formal gardens and three paddocks, two of which interlink and are accessed from the lower driveway. The third is accessed from the farmhouse drive.

Overall, the property is extremely well presented and represents an opportunity for a change of lifestyle, either to accommodate multi-generational parts of the same family, or as home with income, or potentially a combination of both. There are also potential planning gains to be achieved as set out on the next page.





Current Planning Situation

We understand that the vendors are in the process of applying for planning permission (and listing approval, where appropriate) for the following

- 1) Improved use on the detached office barn to residential consent as a separate dwelling
- 2) Improved use on the detached former stables and extension as a separate residential dwelling

As previously mentioned, we understand that Chestnut Barn and Hazelnut Barn originally had consent as holiday cottages however, they have been rented out for some years and each pay residential council tax.

Special Notes

Holiday rental projections and/or AST rental projections are available upon request from the selling agents. Some of the house contents and machinery, such as the ride on lawn mower, are available by separate negotiation. The property is registered under one title.

The layout of accommodation and approximate dimensions are more clearly identified on the accompanying floorplans but comprise, in short, of the below:

The Farmhouse

Ground Floor – CANOPY PORCH with oak front door to ENTRANCE HALL, with oak flooring, CLOAK/SHOE CUPBOARD, CLOAKROOM with low level WC, corner hand wash basin. A pair of multipaned glazed doors lead to the superb GARDEN ROOM with vaulted ceiling, exposed Oak 'A' frames, two walls of oak framed glass, one with central French doors with views over the garden and bringing the outside in. MASTER BEDROOM a delightful double aspect room featuring a range of fitted wardrobes to two walls, matching bedside cabinets and separate dressing chest of nine drawers. Pair of French doors to raised balcony which overlooks the garden, lime washed wood effect flooring. EN-SUITE SHOWER ROOM with tiled cubicle, hand wash basin, adjoining cupboard, drawers and cupboards under, illuminated wall mirror, shaver point, toiletries cupboard, low level WC, heated towel rail, radiator, engineered oak flooring, fully tiled walls.

A continuation of the entrance hall leads to a PANTRY cupboard, where there is also recessed space for an American style fridge/freezer, overhead meter cupboard. LAUNDRY ROOM with butlers sink, adjoining work surfaces, drawers and cupboards beneath, appliance space, plumbing for washing machine and space for tumble dryer, extractor fan, tiled flooring. Half glazed door from hall to COUNTRY STYLE KITCHEN/BREAKFAST ROOM a delightful original period room with exposed beamed ceiling, pair of French doors to the garden. The kitchen units are in oak with polished granite work surfaces and incorporate an extensive range of drawers, cupboards and wall mounted storage cupboards. Appliances include the Electrolux electric oven and separate microwave, Electrolux ceramic hob and

extractor fan. Matching central island/breakfast bar, incorporated twin bowl enamel sink and space/plumbing for dishwasher, Electric AGA for cooking, recessed within an inglenook fireplace with tile surround and Bressumer beam, oak flooring. IRONING/UTILITY ROOM work surfaces with cupboards under, double storage cupboards, oak flooring. BOILER ROOM/CLOTHES DRYING AREA with Worcester Oil Fired Boiler for central heating and domestic hot water, hot water cylinder, slatted shelving, tile flooring.

From the kitchen a half-glazed door leads to a rear PORCH with worksurfaces and cupboards under, coats pegs, and half glazed door leading to outside. The DINING ROOM is another delightful double aspect room with vaulted ceiling, two walls are glazed on stone bases with slate sills, pair of French doors to Garden, slate flooring, pair of multipaned glazed doors and step-up to SNUG featuring period fireplace, wooden surround, bread oven, beamed ceiling and engineered oak flooring. A particular feature of the property is the BARN SITTING ROOM which is triple aspect and has a vaulted double height ceiling with exposed beams, there is a central fireplace with fitted wood burner on slate hearth, painted wooden over mantle, painted dado panelling to some walls, stripped wood flooring. Returning to the kitchen, a feature oak staircase rises to the:

First Floor

Landing with multipaned glazed doors to store room. GUEST BEDROOM 2 with ornamental Victorian fireplace, EN-SUITE SHOWER ROOM corner cubicle, handheld and overhead shower units, low level WC, heated towel rail, his and her wash hand basins with cupboards under, illuminated wall mirror above, tiled flooring and walls. BEDROOM 3. BEDROOM 4 is currently utilised as a study and includes double built in wardrobe with mirror fronted doors. BEDROOM 5 shelved recess and fine views over open country. FAMILY BATHROOM/SHOWER ROOM is in two sections, the lower section features a wood panelled bath with tiled surround, heated towel rail/radiator, step up to second section, shower cubicle with tile surround, glass screen, low level WC, wash hand basin with cupboards under, illuminated wall mirror, extractor fan, tile flooring, adjoining storeroom with light.

The formal farmhouse garden is mainly to the rear of the property where terraces wrap around the rear elevations, one is partially covered by a rustic pergola over which is trained a mature Clematis; this also provides shade above a BBQ area. There are attractive borders featuring cottage plants, an area of lawn and cherry tree, a small retaining stone wall then leads down to further areas of sweeping lawn interspersed with apple trees. Beyond is an orchard, which is an ideal place to erect a marquee for those special family events or alternatively this would make an ideal sheltered spot to construct a swimming pool or tennis court, subject to consent. The orchard connects with one of the paddocks and the stable area. At the front of the house double gates lead from the lane over a gravel driveway which provides ample parking and turning space and leads to a DOUBLE CAR PORT with adjacent workshop / machinery store and covered log store behind.

Within the car port is an electric car charging point and opposite are rustic raised vegetable planters and a greenhouse. A pedestrian gate leads to the higher paddock and then a gravelled and paved front garden with walls topped by a hedge, screen the property from the lane. There is a central bed of evergreens and a continuation to the side, via a gateway, to a further gravelled courtyard where there is a screened oil tank and dustbin store, clothes drying area and pedestrian access to the DETACHED SINGLE-STOREY PERIOD OFFICE BARN (which also has separate vehicular access as previously mentioned). A glazed door leads into the barn and into one large open space with vaulted ceiling, exposed 'A' frames, part timber clad walls, timber flooring and cupboard housing the apparatus for the solar panels on the roof above. A further glazed door leads to outside. There are Kyros electric wall heaters, separate SHOWER ROOM with tiled cubicle and Mira shower unit, wash hand basin, low level WC, extractor fan, heated towel rail/radiator. There is a KITCHENETTE with single drainer 1 ½ bowl stainless steel sink unit, adjoining work surfaces, cupboards and drawers underneath.

Hazelnut Barn

Ground Floor

Stable front door to ENTRANCE HALL with meter cupboard, CLOAKROOM, LOUNGE/DINING ROOM/KITCHEN double aspect room with door to outside, wood effect flooring, within the kitchen area there is a 1 ½ bowl stainless steel sink unit with drawers and cupboards beneath. Ample work surfaces and further storage, plumbing for washing machine, hot point ceramic hob and extractor hob, New Home electric oven, integral dishwasher.

First Floor

Landing with cupboard housing Grant oil fired boiler for central heating and domestic hot water. BEDROOM with built in double wardrobe. BATHROOM panelled bath with tile surround, telephone style shower attachment, shower screen, extractor fan, low level WC, pedestal wash basin, mirror fronted medicine cabinet, heated towel rail/radiator, strip lighting/shaver point.

Chestnut Cottage

Ground Floor

Stable door to SITTING ROOM with wood effect flooring, exposed beams, meter cupboard. KITCHEN/DINING ROOM in a cream and wood effect theme, incorporating single drainer 1 ½ bowl stainless steel sink unit, wall cupboards above. Integrated dishwasher, electric oven and four ring ceramic hob, extractor hood, wood effect flooring, integrated fridge freezer, shelved recess, exposed beam, half glazed door to garden. UTILITY ROOM single drainer stainless steel sink unit with adjoining work surfaces, cupboard and appliance space under. Plumbing for washing machine, Grant oil fired boiler for central heating and domestic hot water, door to garden, wood effect flooring.

Cloakroom with low level WC, pedestal hand wash basin, strip light/shaver point, wood effect flooring and coats pegs.

First Floor

LANDING, BEDROOM 1 double aspect, display recess. BEDROOM 2. BATHROOM with panelled bath, overhead shower and screen, low level WC, hand wash basin with cupboard under, mirror fronted medicine cabinet, strip light/shaver point.

As previously mentioned, both cottages have designated gardens which are mainly laid to lawn, each with a terrace and fence enclosed. There is also designated parking for each and independent oil tanks which are screened.

The DETACHED FORMER STABLES offer potential for a variety of uses although the proposed conversion provides for open plan living/kitchen on the ground floor with bedroom and en-suite bathroom above.

The THREE PADDOCKS are all fenced enclosed and are bounded by Devon Bank or hedges, generally topped by mature trees which provide complete seclusion and privacy. Two of the paddocks interlink. Within the third the section nearest the village hall has been separated off and the vendors have licensed bee keeping in exchange for payment in honey. Other outbuildings include a dry storeroom and timber garden shed.

Services

Mains, electricity and water. Separate oil-fired central heating systems for the three dwellings. Electric heating to the office barn. Solar panels provide electricity and income from the National Grid. There are separate septic tanks for the house and the cottages. The majority of the windows in all structures are double glazed.

Local Authority

North Devon District Council www.northdevon.gov.uk

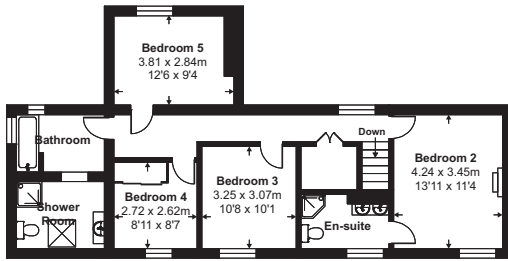
Directions

Leaving Barnstaple on the A377 Exeter Road, pass through Bishops Tawton, cross over New Bridge. Continue for around a mile and then bear right signed Harracott. Follow the signs into the village centre, pass the thatch cottages on your right and turn left signed Ensis and Yarnscombe. Continue to the end of the lane and at the crossroads bear left in front of the village hall. The entrance to the property is the next on the right. The first entrance is to the house and the second to the cottages etc.

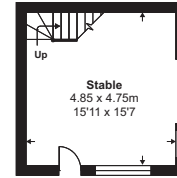
Disclaimer

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

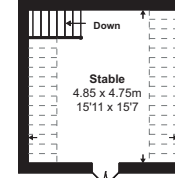




First Floor



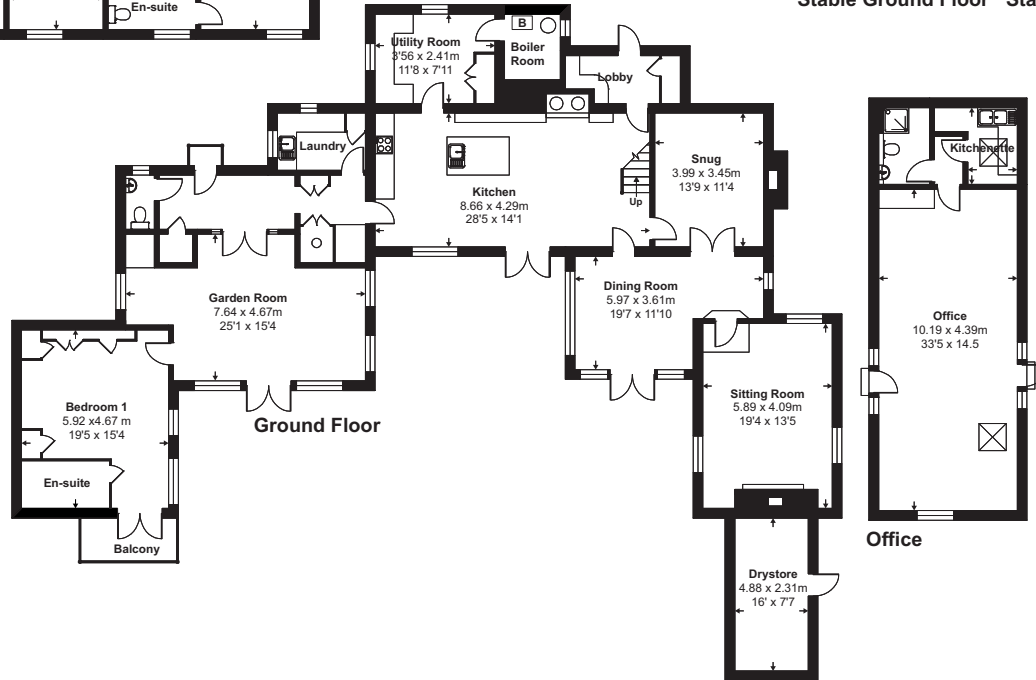
Stable Ground Floor



Stable First Floor

Approximate Area = 5176 sq ft / 480.8 sq m
 Limited Use Area(s) = 243 sq ft / 22.5 sq m
 Outbuilding = 731 sq ft / 67.9 sq m
 Total = 6150 sq ft / 571.3 sq m

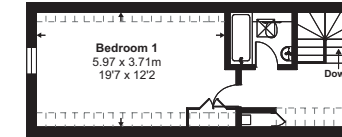
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Ground Floor

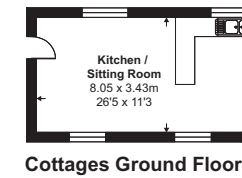
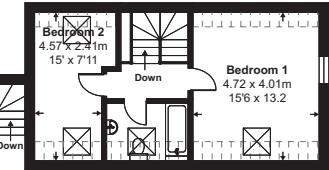
Office

Hazelnut Cottage



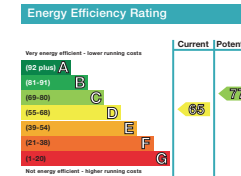
Cottages First Floor

Chestnut Cottage

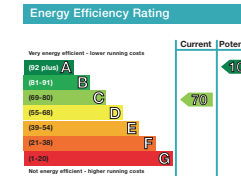


Cottages Ground Floor

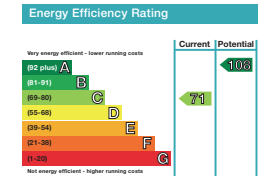
Main House



Chestnut Cottage



Hazelnut Cottage



E N S I S F A R M & C O T T A G E S

