



Newhouse Farm





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Bratton Fleming, Barnstaple, Devon, EX31 4RT

Village amenities within walking distance, Exmoor 10 minutes, Barnstaple 15 minutes, the Coast, 30 minutes.

A detached Grade II Listed period farm house which exudes charm and character & offers versatile accommodation, on fringe of sought after village - no upward chain.

- Porch, Entrance Hall
- Dining Room, Country Kitchen with Aga
- Barn Sitting Room, Galleried Snug
- Study, Utility room
- 5/6 Bedrooms, 3 Bathrooms
- Includes Potential Annexe/Letting Unit
- Range of period buildings
- Garage, Car Park, Pretty Courtyard
- Secluded gardens & wildflower meadow
- Freehold. Council Tax Band E.

Guide Price £850,250

## SITUATION & AMENITIES

Situated on the fringe of the village, backing onto open fields, and set in its own secluded gardens. Bratton Fleming provides a thriving local community, offering primary and pre-schooling, a community village store and regular bus services to both Barnstaple and Lynton. Public schooling is available at the renowned West Buckland School which lies around 5.7 miles to the South. The regional centre of Barnstaple lies around 7 miles to the West and offers the area's main business, commercial, leisure and shopping venues, as well as live theatre and district hospital. The market town of South Molton is around 11 miles to the South and provides local services including shops, banks, recreational facilities, primary and secondary schooling. To the East, Exmoor National Park, offers beautiful moorland scenery and many foot and bridle ways, as well as the stunning North Devon coastline. Whilst to the West are the popular sandy beaches of Instow, Saunton (also with championship golf course), Croyde, Putsborough and Woolacombe. From South Molton the A361 North Devon Link Road provides easy access to Tiverton and the M5 motorway (Junction 27), with main line intercity rail links available at Tiverton Parkway (Paddington in just over two hours). The nearest international airports are at Exeter and Bristol.

## DESCRIPTION

This detached Devon Long House presents painted lime rendered elevations beneath a slate roof. The property is understood to originally date from around 1695 and is Grade II listed as being of architectural and historical importance. The interior is rustic and combines many original period features (including Witches marks, exposed beams, inglenook fireplaces, oak floors etc), with tastefully blended 21st century refinements. The accommodation, which is mainly arranged over two storeys, is well presented, versatile and could suit dual occupation, by parts of the same family, or home/income use. Externally the property is complimented by a small cottage front garden, car park for four cars as well as garage with electric car charging point. To the rear is a delightful courtyard, sheltered, secluded and enclosed by the house, along with a range of period outbuildings, in good repair, including a log store/workshop/stores etc. Beyond is a wild flower meadow, a former privy and productive kitchen and fruit garden.





**ACCOMMODATION**

A pretty vestibule ENTRANCE PORCH with seating leads to the original period front door, which opens into the ENTRANCE HALL with flagstone flooring and doors that lead into sitting room, rear hall and kitchen/breakfast room. The cosy DINING ROOM also has original flagstone flooring, large inglenook fireplace and a woodburning stove. From this room there is a REAR LOBBY with staircase that leads to the first floor and a useful DOWNSTAIRS BATHROOM. The farmhouse style KITCHEN/BREAKFAST ROOM is centrally located within the property with delightful window seat, enough space for a large table and chairs and complemented by a handmade farmhouse style pine kitchen with traditional oil fired AGA. From the kitchen a door leads into what is known as the BACK KITCHEN which has a useful PANTRY, Belfast sink and additional electric AGA oven and door to the rear hall. From the kitchen a door leads to the STUDY with a secondary staircase leading to the first and door to the LIVING ROOM. The stunning vaulted ceiling living room is understood to have been originally an attached barn before being converted into this light and airy room with beautiful exposed A-frame beams, delightful MEZZANINE READING ROOM and French style doors leading to the rear garden. From the living room there is a hallway with doors that lead into a LARGE BATHROOM with roll top bath and separate shower cubicle. Door to a SECONDARY LIVING AREA which is another vaulted ceiling room and could either be a bedroom or additional reception room. From this room there is a small hallway with stairs that lead into a BEDROOM/CRAFT ROOM and FURTHER BEDROOM on the ground floor. From the first floor on the main house is a characterful upstairs LANDING with exposed floorboards and doors that lead into THREE FURTHER BEDROOMS and a FAMILY SHOWER ROOM.

**OUTSIDE**

Externally the property is accessed via a five bar timber gate leading to an extensive stone chipping parking area, allowing enough parking for four vehicles as well as a GARAGE. From the parking area, a gate leads to the WALLED REAR GARDEN with cobbled stone pathways, SEATING AREAS and sections of lawn with an abundance of mature shrubs and specimen plants and roses. There are a fantastic RANGE OF BARNs AND STORE ROOMS. A gateway and pergola lead to the productive vegetable garden, fruit cage, ORCHARD and WILD MEADOW with several seating areas and SHELTERED BARBEQUE AREA. To the front of the property is a WALLED COTTAGE STYLE GARDEN with pathway leading to the front door and lean to store also featuring a well established wisteria.

**SERVICES**

The property benefits from oil fired central heating, mains drainage, electricity and water (free supply). Two eco wood stoves have recently been installed.

**DIRECTIONS**

Approaching Bratton Fleming from Barnstaple direction, pass the former sports ground on your left-hand side and after a few hundred yards, the entrance to New House Farm will be seen on your left. The carpark to the property is located on the left of the house.

What3Words:///upcoming.blizzard.champions





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.

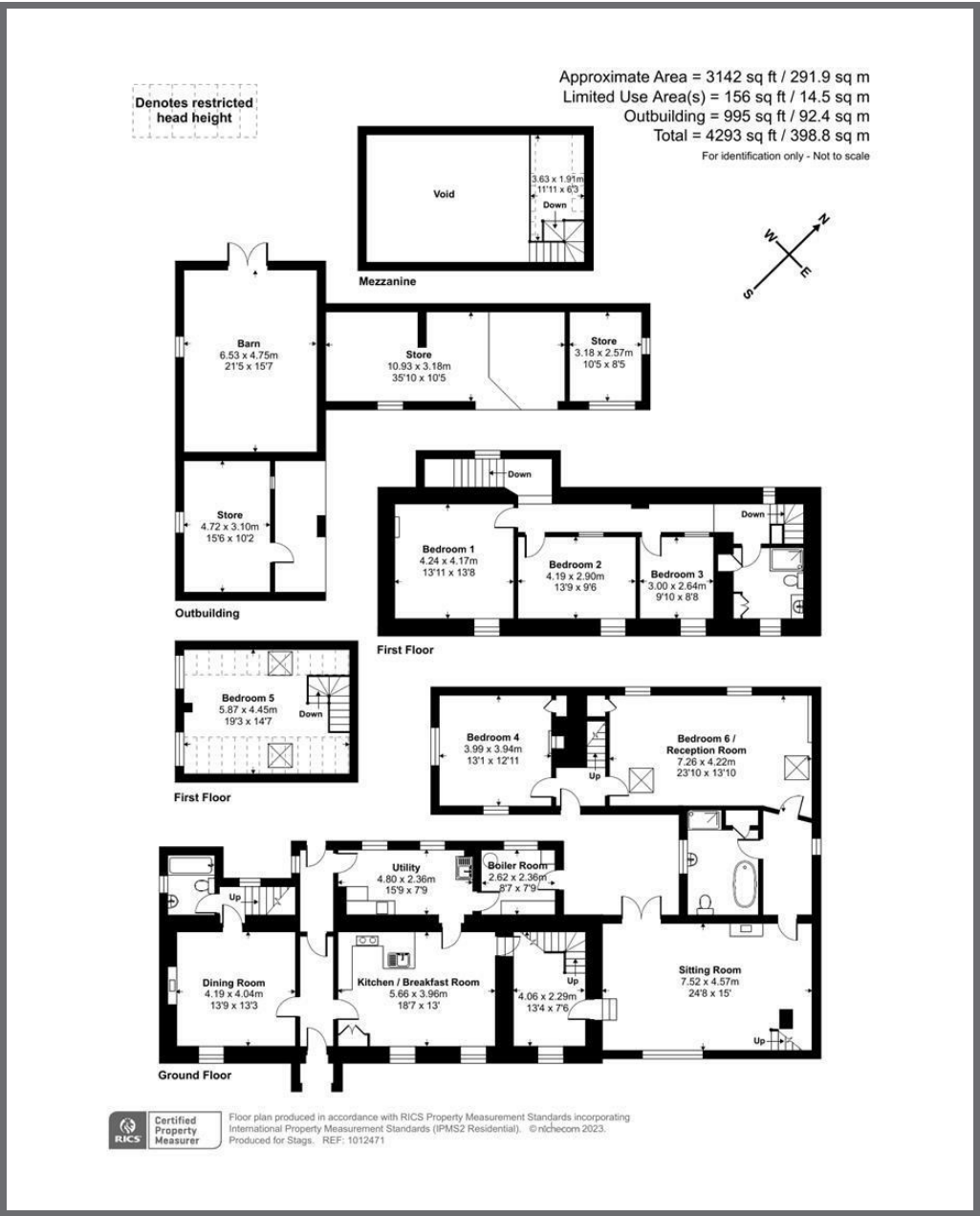


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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