



LOT 1 - Chantry Farmhouse & Period Barn







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Atherington, Umberleigh, Devon, EX37 9HN

On the periphery of a sought-after village within easy access of local amenities, main line trains to Exeter, Barnstaple, South Molton, the Link Road, the Coast & Exmoor

A large, detached period farmhouse and adjacent period barn together with 2.16 acres, in a timeless semi-rural location. Part of a farm break up, other properties, development prospects and land available.

- Grade II Listed period farmhouse, 6 Bedrooms
- Arranged as two s/c wings or one home
- Adjacent period barn with potential
- Being sold with 2.162 acres
- Further adjoining land available
- Other lots available
- Adjacent former cow sheds
- Lovely views
- Council Tax Band's C & E
- Freehold

Offers In Excess Of £599,950

Stags Barnstaple

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SPECIAL NOTE

Other Lots are available at this location, please contact the office for more information.

SITUATION & AMENITIES

Chantry farm overlooks the Taw Valley in North Devon with far reaching views towards Exmoor, the property is a short distance north of the village of Atherington which has a village church, whilst the neighbouring village of High Bickington offers a primary school, two village pubs, and Libbaton Golf Course. On the A377 Exeter Road nearby, there is a small supermarket and petrol station. The town of Barnstaple lies approximately 7 miles to the north and at Umberleigh (2.5 miles) there is a railway station with services to Barnstaple and Exeter. Exeter City Centre is around an hour away by car. Access to the North Devon Link Road (A361) is available at Barnstaple and South Molton (9 miles away). From the farm there is easy access to the Exmoor National Park, known for its hundreds of square miles of superb unspoilt scenery and the North Devon beaches of Instow, Westward Ho!, Putsborough, Saunton (with championship golf course), Croyde and Woolacombe are all within easy access. The A361 provides access from Barnstaple, in around 45 minutes, to Junction 27 of the M5 Motorway. Close by, Tiverton Parkway offers a fast service of trains to London (Paddington), in around 2 hours. The nearest international airports are at Bristol and Exeter. The area is well served by state and private schools, including West Buckland School, with local pick up points.

DESCRIPTION

The original Grade II listed detached period farmhouse, has origins believed to be in the early 17th century, according to the English Heritage listing. The property presents painted, rendered and stone elevations beneath a slate roof. This is currently arranged as two inter-communicating but self-contained two-storey wings (separate council tax is paid on each), each offer three bedrooms, or six in total if the property is used as one dwelling. There is an attached Grade II listed barn with potential to convert to ancillary accommodation (subject to planning permission), there is also an attached two storey granary building, which incorporates workshops/stores as well as a former cow sheds which have lost their roofs. The accommodation is more clearly identified upon the accompanying floorplans.

There are good ceiling heights throughout the property, with accommodation arranged over two-storeys.

GROUND FLOOR

Front door to ENTRANCE HALL with wood effect flooring, principal staircase rising to first floor (described later). INNER HALL, open plan with the kitchen separated by an open arch, this secondary area has a range of fitted storage cupboards and worksurfaces, the open arch leads through to the KITCHEN/BREAKFAST ROOM with a light wood theme and black marble effect rolled edge worksurfaces, incorporating 1 ½ bowl stainless steel sink unit. There is an integral washing machine and integral Neff dishwasher, space for upright fridge freezer, Neff double oven, microwave, Neff hob, AEG hot plate, tiled flooring, ample space for breakfast table, half glazed stable door to courtyard, deep display recess. DINING ROOM with inglenook fireplace, fitted wood burner, bressumer beam, two wall light points, window to front, deep arched recess. SITTING ROOM with window to front, a fine inglenook fireplace with fitted wood burner, bressumer beam, bread oven, ornate carving to the bressumer and also to one of the door frames. Display niche, three wall light points. A stable door then leads to INNER LOBBY, secondary staircase rising to first floor (described later). BOOT/UTILITY ROOM with stone flagged floor, plumbing for washing machine, cupboard under stairs. KITCHEN/BREAKFAST ROOM 2 once again in a light wood theme with granite effect rolled edge worksurfaces incorporating 1 ½ bowl stainless steel sink unit, base and wall units, plumbing for dishwasher, Eurostar oil fired boiler for central heating and hot water. Zanussi electric oven, Indesit ceramic hob, extractor hood, half glazed door to porch, tiled flooring, ample space for breakfast table, recess for upright fridge/freezer. LOUNGE/TV ROOM brick fireplace with wooden mantle, fitted wood burner, window to front. Returning to the utility room there is a large ANTEROOM with pair of glazed doors to courtyard.

FIRST FLOOR

LANDING. BEDROOM with window to front. BEDROOM with window to front. BATHROOM/SHOWER ROOM with window to side, corner bath, low level WC, shower cubicle, Triton electric shower, wash hand basin within an oak dresser, mirrored splashback, airing cupboard, lagged cylinder, trap to loft. BEDROOM with window to front, deep walking in airing cupboard with copper cylinder. BEDROOM with window to front. BEDROOM with built in wardrobe and chest of drawers, wood laminated flooring, deep display recess, trap to loft. INNER LANDING with built in linen cupboard, BEDROOM with wood laminated flooring, adjacent SHOWER ROOM with shower cubicle overhead and handheld shower, low level WC, wash hand basin set in a modern unit with drawers, illuminated wall mirror, wood effect flooring, heated towel rail/radiator.





OUTSIDE

Attached two-storey granary building, within the lower part is a BOILER ROOM housing a Worcester oil fired boiler for powering central heating and domestic hot water. Work surfaces with cupboards above and below. External steps lead to a FIRST FLOOR WORKSHOP/STORE ROOM. The house anteroom and period barn, form three sides of an ATTRACTIVE COURTYARD. The PERIOD BARN is of stone construction with corrugated iron roof and is a double height space with exposed 'A' frames. Beyond are two modern BLOCK BUILT FORMER COW SHEDS where the roofs have previously blown off and could potentially be reinstated and the buildings converted to very useful storage/workshops etc. Alternatively, the buildings could simply be demolished, providing more external space. We understand that plans have been drawn up for a proposed conversion of the period barn into ancillary accommodation or a potential holiday let (subject to planning permission). From the road there is a double gated entrance onto a concrete drive which provides extensive parking and turning space and leads onto the land to the rear of the property. From the drive is a pedestrian gate which leads to an attractive south facing front garden, where there is a terrace, stone walls topped by colourful planting, the remainder of the garden is laid to sweeping lawns, bounded by mature trees and shrubs and with a return pedestrian gate onto the lane. Below the paddock, at the rear is a former silage pit and from the paddock there is a separate five bar gate, returning to the main access road.

SERVICES & ACCESS

Central heating is from a dual oil-fired system. There are two boilers, each servicing half of the property with their own oil tank each. Mains water. Mains electricity is on site. Drainage is to a new system, shared by all owners, but the freehold to be owned by the farmhouse.

Lot 1 enjoys private access.

TENURE

The farm is owned freehold, vacant procession will be available from the completion date. We understand that some of the properties are already on separate titles but others may need to be separated as the property is sold.

LOCAL AUTHORITY AND COUNCIL TAX

North Devon District Council, Lynton House, Commercial Road, Barnstaple, North Devon, EX31 1DG. 01271 327 711 / <https://www.northdevon.gov.uk>

Council Tax

- The Farmhouse falls under two brackets; C & E.
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PLANS AND BOUNDARY FENCES

A plan, which is not to scale and is not to be relied upon, is attached to these particulars. Purchasers must satisfy themselves on inspection or otherwise, as to its accuracy. Purchasers of lots which are not currently fenced will be responsible for installing their own boundaries following completion.

SPORTING AND MINERAL RIGHTS

The sporting and mineral rights in so far as they are owned, are included with the freehold of the whole farm.

FIXTURES AND FITTINGS

All fixtures and fittings, unless specifically referred to within these sales particulars, are expressly excluded from the sale of the freehold.

WAY LEAVES AND RIGHT OF WAY

The property is sold subject to and with the benefit of any Way Leave agreements and any public or private rights of way or Bridleways etc. We are not aware of any public footpaths passing over the property.

VIEWING

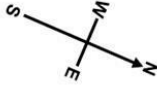
Strictly by appointment with Stags. Please contact the office on 01271 322 833 / barnstaple@stags.co.uk to arrange an appointment.

DIRECTIONS

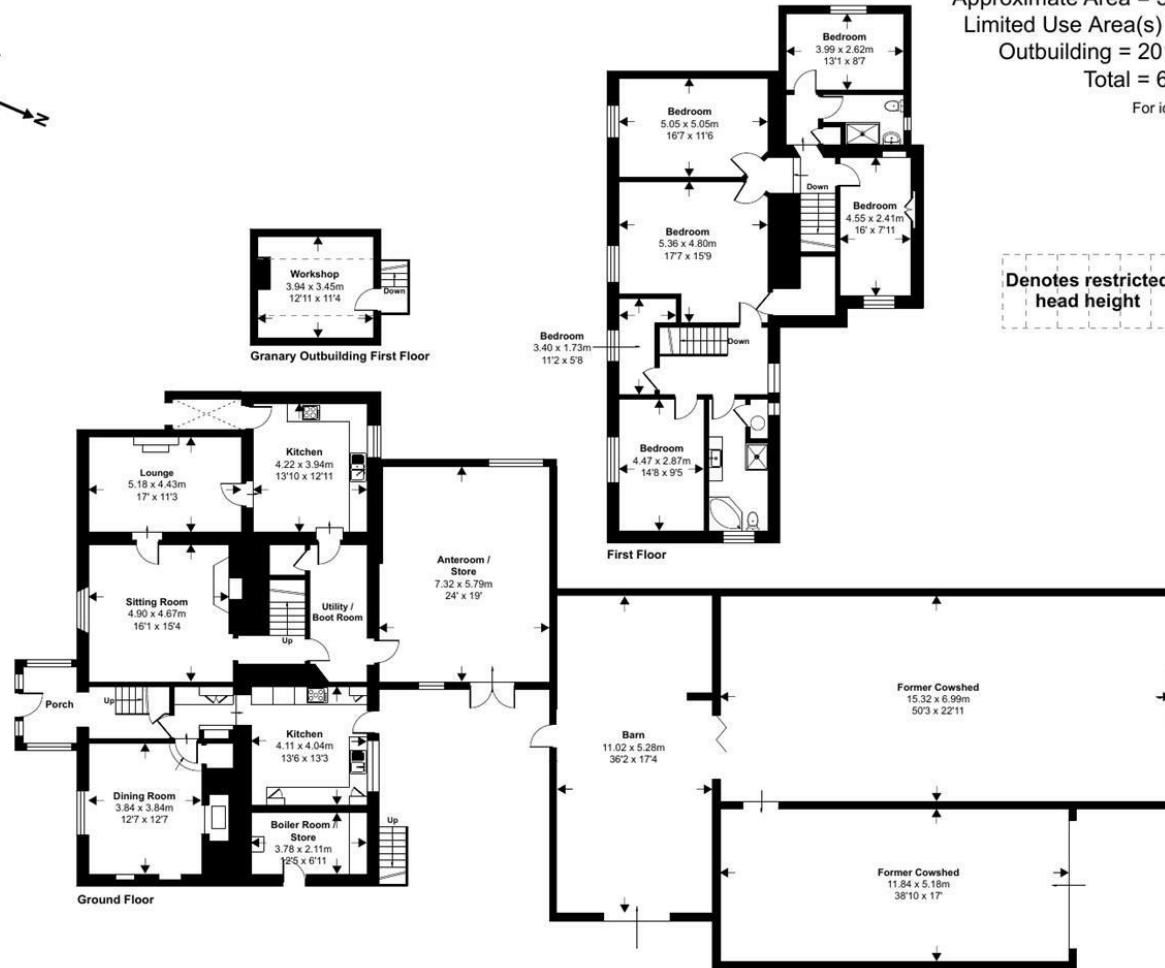
From Barnstaple, proceed south on the A377 towards Exeter, passing through Bishops Tawton. After approximately 4.5 miles, at Fishleigh Rock Farm, turn right towards Atherington and Chantry Farm will be found on the left after around 800 yards. The farmhouse is accessed from the upper drive, the remainder of the lots from the lower drive.

DISCLAIMER

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



Approximate Area = 3994 sq ft / 371 sq m
Limited Use Area(s) = 64 sq ft / 5.9 sq m
Outbuilding = 2014 sq ft / 187.1 sq m
Total = 6072 sq ft / 564 sq m
For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023. Produced for Stags. REF: 1005288



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		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 