



---

The Old Workshop



### SITUATION AND AMENITIES

Bratton Fleming has a local community shop, primary school, Church as well as Millennium Green and community woodland, ideal for walking. Further afield the Regional Centre and Estuary town of Barnstaple, is about 7 miles and offers the area's main business, commercial, leisure and shopping venues as well as historic Pannier Market, Butchers Row, Theatre and Regional Hospital. There is also a railway link providing regular services to Exeter on the Tarka Line. The market town of South Molton is within easy reach and well equipped with everyday facilities. It also hosts a very well regarded weekly livestock market. The dramatic North Devon coastline is easily accessible and boasts fantastic walking along the South West coastal path, many sandy beaches and some of the best surfing in the UK at resorts such as Croyde, Putsborough, Woolacombe and Saunton (also with Championship golf course). The Exmoor National Park, an area of outstanding natural beauty, is also within easy reach. The highly regarded West Buckland School is nearby, South Molton has a secondary school, as does Barnstaple and further afield is Blundells a private school at Tiverton. Communication links are good with the A361 North Devon Link Road providing dual carriageway links to the M5 Motorway at Tiverton, where there is also a mainline railway station providing direct links to London Paddington in just over two hours. The nearest International airports are at Bristol and Exeter.

### DESCRIPTION

We are delighted to offer for sale this handsome detached period house located in a tucked away position, neighbouring the pretty Grade II listed St Peters Church. There is extensive parking (plenty of space for a motorhome or boat) which then leads on to a DETACHED TRIPLE GARAGE and ATTACHED WORKSHOPS.

The Old Workshop presents a rare opportunity comprising of both residential and commercial elements. The house itself presents attractive elevations of brick and painted render, with double glazed windows, beneath a traditional Devonshire slate roof. The property is

understood to date from the late 1940s/early 1950s but was extended around 1999 during the current owners tenure. The accommodation is bright, generous, versatile and well presented. This includes, on the Ground Floor; HALL, SITTING ROOM, LIVING ROOM, KITCHEN/BREAKFAST ROOM with UTILITY ROOM, WC, REAR PORCH and 22ft DINING/RECEPTION ROOM. On the first floor there is a spacious LANDING, FOUR DOUBLE BEDROOMS and FAMILY BATHROOM. There is fixed access to an EXTENSIVE LOFT SPACE already with windows, ideal for use as store room, games room etc or conversion to an additional bedroom (subject to planning). The property benefits from mains drainage, electricity, water and oil central heating. There is a TRIPLE GARAGE, CAR PORT, ADDITIONAL PARKING and well tended sunny GARDENS of good size. The property enjoys an elevated site with superb far reaching views from the front, towards Hartland Point in the distance. The layout of the accommodation, with approximate dimensions, is more clearly identified upon the accompanying floorplan.

### WORKSHOPS

Adjacent to the house are TWO WORKSHOPS, covering approximately 1,200 sq ft. They are currently permitted for 'Light Industrial Use' and have 3 phase electricity connected, however, they offer the potential for conversion into offices, ancillary accommodation or holiday lets etc (subject to the necessary change of use).

### DIRECTIONS

From the M5 Motorway, Junction 27 take the A361 to South Molton and at Aller Cross roundabout turn right on to the A399 towards Ilfracombe. Continue on this road for about 8 miles passing Brayford Village and continue up the hill. After a sharp right hand bend turn left sign posted to Bratton Fleming. Follow this road down the hill into the village where the property will be found on the left hand side indicated by a Stags for sale board.

WHAT3WORDS///promising.replying.taken

Village amenities walking distance. Exmoor & Barnstaple, respectively 5 and 10 minutes by car.

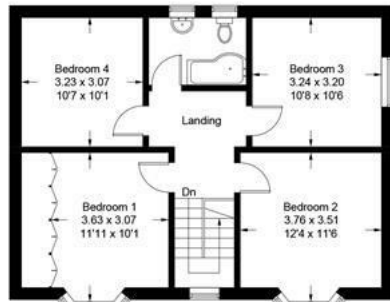
**Detached Four/Five bedroom property with extensive workshop, garaging and gardens located in the popular village of Bratton Fleming.**

- Detached Period Home
- Four/Five Bedrooms
- Extensive Gardens
- Three Reception Rooms
- Attached Workshops with potential
- Popular Village Location
- Triple Garage and Parking
- Double Glazed & Oil Central Heating
- Freehold
- Council Tax Band D

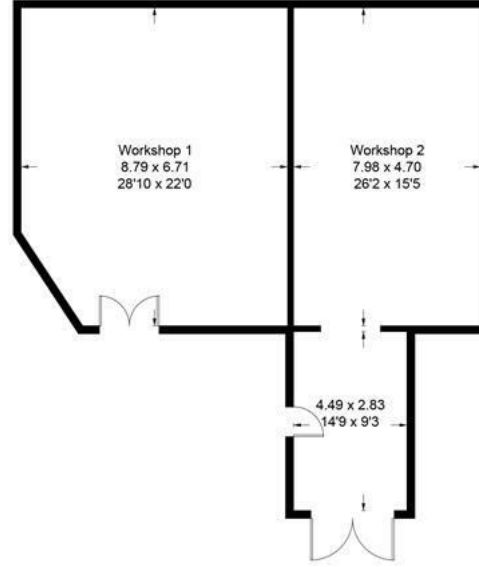
**Offers In Excess Of  
£575,000**



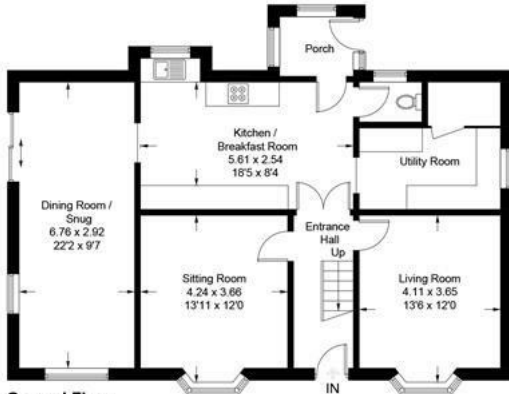
Approximate Gross Internal Area = 154.9 sq m / 1667 sq ft  
 Outbuildings = 172.3 sq m / 1855 sq ft  
 Total = 327.2 sq m / 3522 sq ft



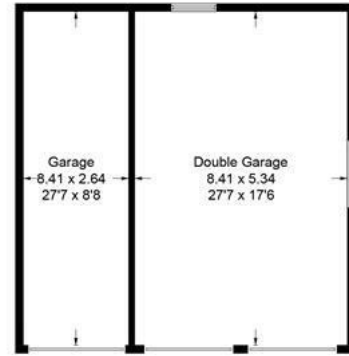
First Floor



(Not Shown In Actual Location / Orientation)



Ground Floor



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1012583)

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
(92-100) A	Very energy efficient - lower running costs		
(81-91) B	Energy efficient - lower running costs		
(69-80) C	Decent energy efficiency - lower running costs		
(55-68) D	Some energy efficiency - lower running costs	50	61
(39-54) E	Not very energy efficient - higher running costs		
(21-38) F	Not energy efficient - higher running costs		
(1-20) G	Very poor energy efficiency - higher running costs		
England & Wales		EU Directive 2002/91/EC	

30 Boutport Street, Barnstaple, Devon, EX31 1RP

01271 322833

barnstaple@stags.co.uk

stags.co.uk