



Ensis Farmhouse







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Harracott, Barnstaple, Devon, EX31 3JT

In a rural hamlet 5 miles from central Barnstaple. Also within easy access of the Coast & Exmoor

A fine, Grade II Listed period farmhouse and detached period barn office, set in 3.68 acres in timeless & tranquil hamlet.

- Superb Period Farmhouse
- Country Kitchen/Breakfast Room, Utility
- Detached period barn office/potential annexe
- Secluded, south facing gardens
- Council Tax Band E
- Hall, Cloakroom, 4 Reception Rooms
- 5 Bedrooms, 3 Bathrooms [1 on ground floor]
- Range of car ports & outbuildings
- 3 Paddocks, in all 3.68 Acres
- Freehold

Guide Price £1,250,000

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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 Hol, 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.

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 office barn.

SERVICES

Mains, electricity and water. Oil-fired central heating system. Electric heating to the office barn. Solar panels provide electricity and income from the National Grid. Septic tank drainage. The majority of the windows are double glazed.

SPECIAL NOTE

Some of the house contents and machinery, such as the ride on lawn mower, are available by separate negotiation.

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.

The detached single-storey office building was converted around 2015 and presents similar elevations to the main house. The farmhouse and the office building have independent vehicular access, the latter from a spur driveway which also gives access to two of the paddocks and is shared with two cottages and a former stable building being retained but potentially available by separate negotiation. The land is arranged as formal gardens and three paddocks, two of which interlink and are accessed from the lower driveway, as mentioned above. The third is accessed from the farmhouse drive. Overall, the property is extremely well presented and represents an opportunity for a change of lifestyle.

THREE PADDOCKS

All fenced enclosed and are bounded by Devon Bank or hedges, generally topped by mature trees which provide complete seclusion and privacy. 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.

ACCOMMODATION





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.

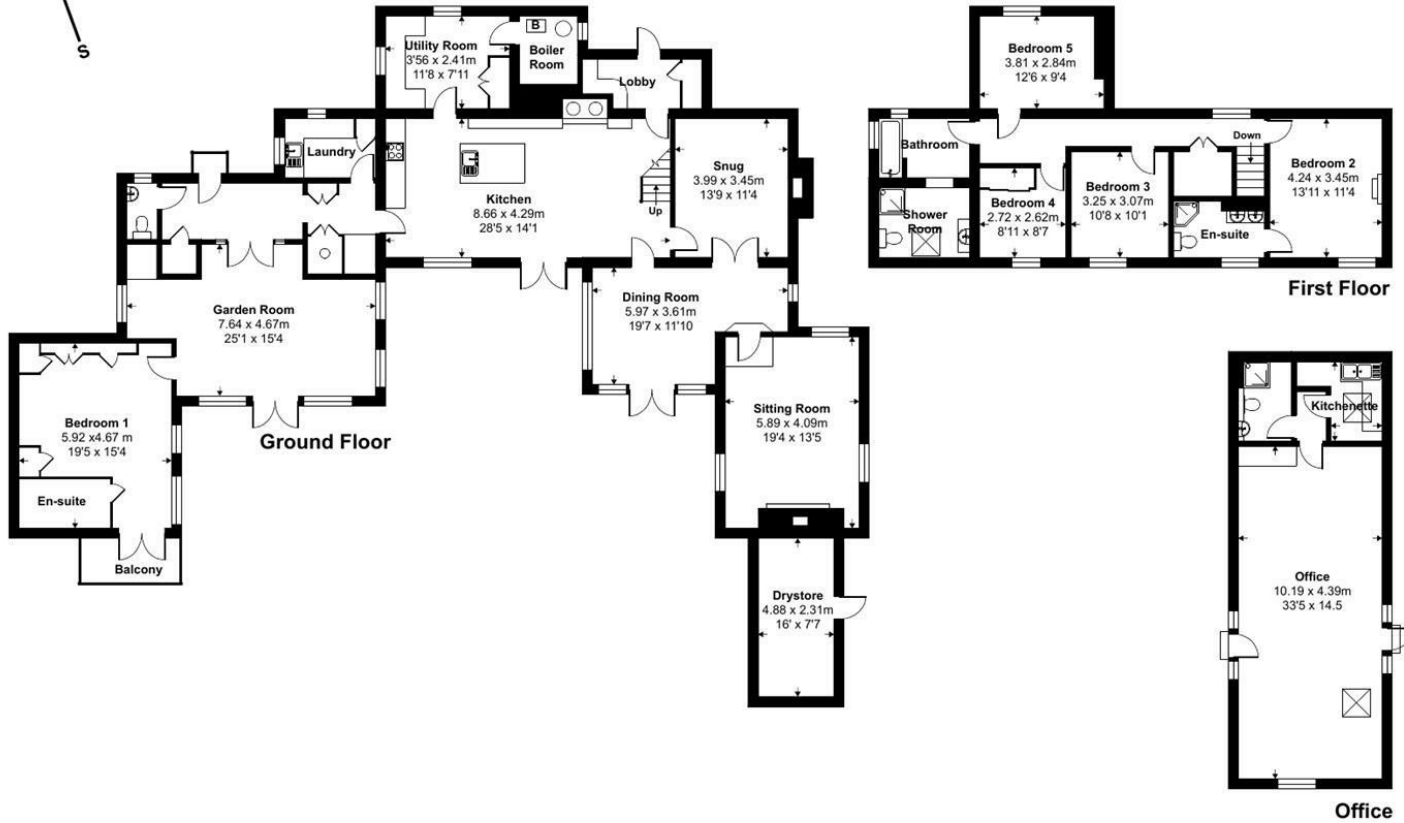
From the kitchen a half-glazed door leads to a rear PORCH with work surfaces and cupboards under, coats pegs, and half glazed door leading to outside. The DINING ROOM is another delightful double aspect room with vaulted ceiling, two walls are glazed on stone bases with slate sills, pair of French doors 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 panellled 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 1/2 bowl stainless steel sink unit, adjoining work surfaces, cupboards and drawers underneath.

Approximate Area = 3035 sq ft / 281.6 sq m
 Office = 606 sq ft / 56.2 sq m
 Drystore = 122 sq ft / 11.3 sq m
 Total = 3763 sq ft / 349.5 sq m
 For identification only - Not to scale

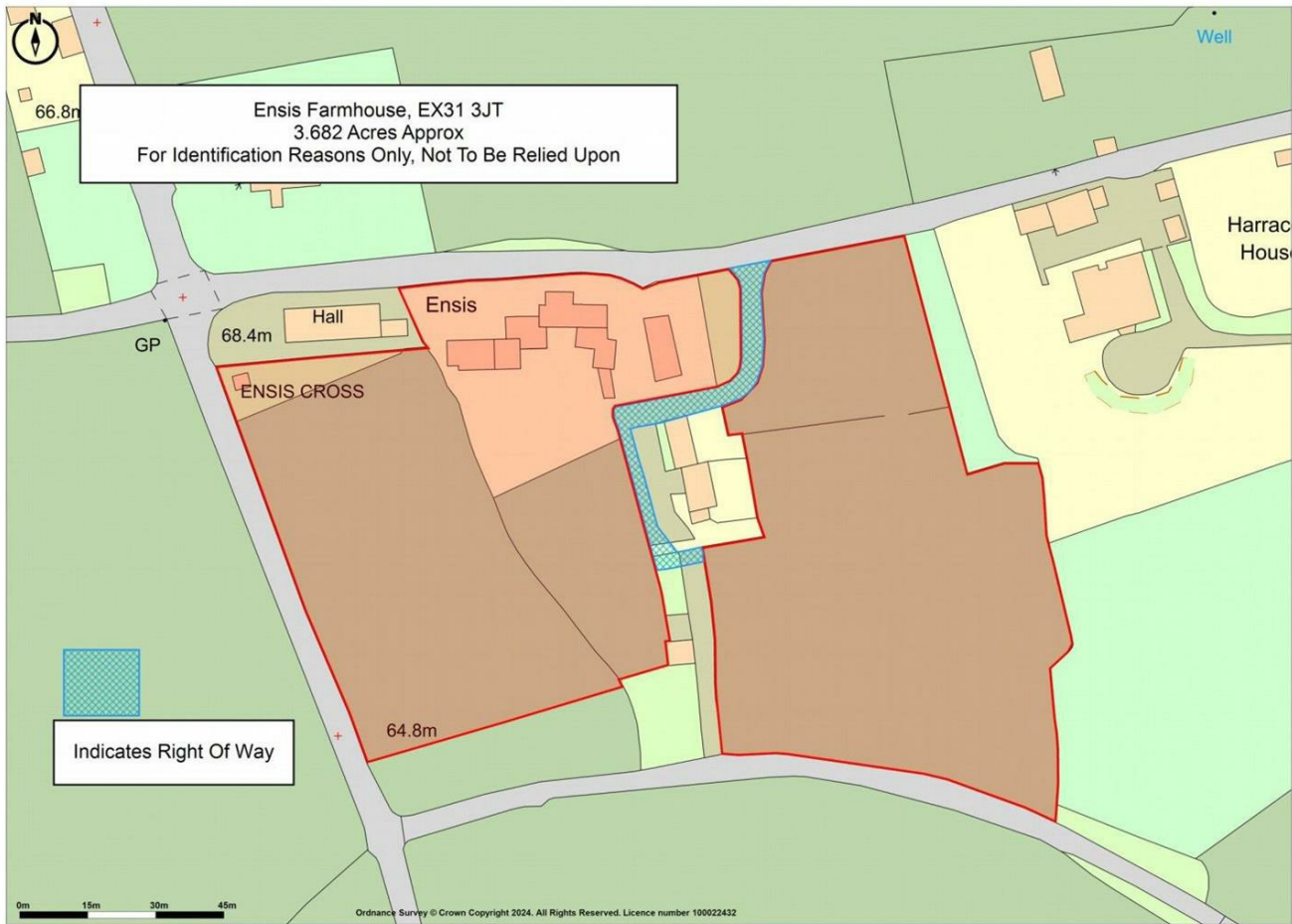


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Stags. REF: 981998



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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			
		65	77
England & Wales		EU Directive 2002/91/EC	



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 LANDMARK INFORMATION Plotted Scale - 1:1500. Paper Size - A4



