



Caddecleave House







Caddecleave House

Kentisbury, Barnstaple, Devon, EX31 4NQ

In a quiet lane close to the ancient Church, literally across the road from Exmoor. Combe Martin beach & Barnstaple, about 15/20 minutes.

A superb detached contemporary residence with an industrial theme, currently a lucrative holiday let, set in a large secluded garden on the periphery of Exmoor and close to the Coast.

- Hall & spacious landing
- Sitting/Dining & Kitchen 'zones'
- 4 Bedrooms [2 ground floor] 3 Bathrooms
- Garage/Car Port/Workshop
- Currently holiday let & business rated
- Double height reception area
- Extensive bi-fold doors bring outside, in.
- Utility Room, underfloor heating.
- Large secluded garden
- Freehold

Guide Price £1,175,000

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SITUATION & AMENITIES

Kentisbury is a rural civil parish in North Devon, bordering the Exmoor National Park, consisting of three small hamlets, Patchhole, Kentisbury Ford and Kentisbury. The property is set back from a little used country lane, in a peaceful and secluded setting, literally on the edge of Exmoor and just a short drive from the North Devon Coastline. Approximately three miles away, the village of Combe Martin offers a variety of everyday amenities, such as local shops, small supermarket, pubs, restaurants and cafés, as well as beautiful bay and beach offering coastal walks. A further five miles along the coast, Ilfracombe offers more comprehensive facilities including supermarkets and live theatre. Barnstaple is around 10 miles away, with its excellent choice of shopping, supermarkets, leisure facilities, Pannier Market, live theatre and District Hospital. Schooling in the area includes Kentisbury Primary School, just down the road. Further primary schools can be found in Parracombe and Combe Martin, as well as secondary schools in Ilfracombe and Barnstaple. The reputable West Buckland Private School is just over 11 miles away. The nearby A39 provides access to Barnstaple and the A361, which runs on 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. The nearest international airports are at Bristol and Exeter. North Devon's famous surfing beaches at Croyde, Putsborough, Saunton (also with championship golf course) and Woolacombe are all around 30 minutes by car.

DESCRIPTION

This fabulous and unique property presents elevations of cedar and zinc with zinc roof and benefits from double glazed windows throughout, as well as underfloor Calor gas fired central heating to the ground floor and first floor bathroom, otherwise by column radiators. We understand that completion of the build was in 2021, undertaken by a local builder to a high specification. There are many unusual features, including the 'wow' factor which is the capacious, open plan reception area, which has a double height ceiling, believed to be around 5.5 meters. A two-way fireplace and chimney stack separate the dining area, one wall is made up of bi-fold glide and slide doors, allowing light to flood into the room, steps then lead up to a kitchen 'zone', also with bi-fold doors leading outside. Remaining on the ground floor, the master bedroom suite comprises; double height bedroom, once again with bi-fold doors leading to a private terrace, a spacious well fitted dressing room then leads onto a en-suite bath/shower room. There is a second bedroom on the ground floor, as well as a shower room and utility room. On the first floor there are two more bedrooms and bathroom.

Externally a range of buildings are currently arranged as garage, carport and workshop, but offer potential for conversion to other uses such as an annexe (subject to planning permission). There is extensive parking and good-sized secluded gardens, arranged with ease of maintenance in mind. The hot tub is optional and generally, there is an emphasis on leisure and relaxation.

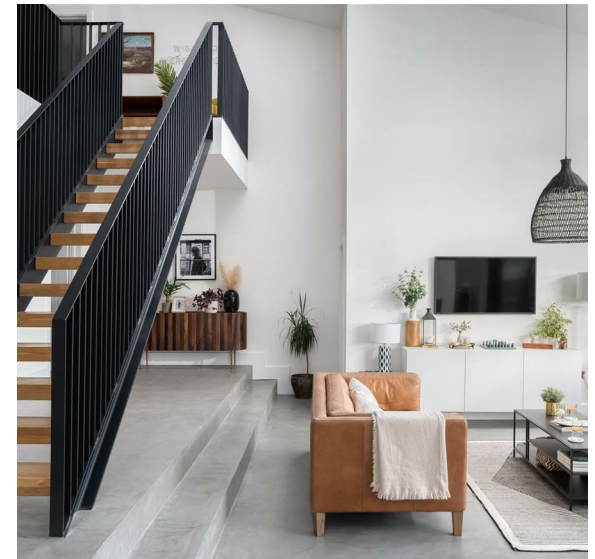
SPECIAL NOTE

Since May 2021, the property has been operated as a highly successful holiday let, boasting high occupancy rates and significant income (current yield approx. 12%), further details of which are available upon request. As a holiday let the property is known as 'Kohtalo' and marketed by Unique Homestays, all images have been kindly loaned to Stags by Unique Homestays (www.uniquehomestays.com), who have the copyright.

This really is a special property of which an internal inspection is strongly advised. Access can either be gained at first floor level via a bridge from the carpark or at garden level into a lower hall.

FIRST FLOOR

Front door to spacious GALLERIED LANDING which overlooks the reception area below and features herringbone wood block flooring. BEDROOM 3 with picture window. BEDROOM 4 double aspect, walk in DRESSING ROOM/STUDY/NURSERY BEDROOM/POTENTIAL EN-SUITE. BATHROOM with tub stone resin bath, hand held shower attachment, wash hand basin, drawers under, low level WC, walk in shower cubicle with tiled surround, glazed front panel, two 'floating' toiletry cabinets, toiletry recess. A bespoke steel staircase with oak treads leads down to the;





GROUND FLOOR

RECEPTION AREA as described earlier, double aspect with two way raised firebox, polished micro-cement flooring running through via steps to the kitchen 'zone'. The bespoke KITCHEN is in a grey theme with brushed stainless-steel work surfaces and terracotta wall tiles. Incorporated is a 1 ½ bowl sink unit, Miele dishwasher, drawers and cupboards beneath, fitted breakfast bar, wine chiller and bottle rack, matching bank of units to one wall, incorporating Fisher and Paykel appliances which include fridge with freezer drawer, five ring Calor gas hob and electric double oven. BEDROOM 1 as described earlier, but with one wall wood panelled, open arch to DRESSING ROOM with fitted range of hanging areas and drawers, dressing table with illuminated wall mirror above. Door to EN-SUITE BATH/SHOWER ROOM with cast iron ball and claw footed bath, shower cubicle, wash hand basin on contemporary stand with cupboards and drawers beneath, illuminated wall mirror, low level WC, ladder style heated towel rail/radiator, polished cement flooring, shaver point. Running back through the reception area, door to REAR HALL. BEDROOM 2 with window to side. SHOWER ROOM with tiled cubicle, glass screen, wash hand basin on stand with cupboards under, ornate gold framed wall mirror, low level WC, illuminated display niche, heated towel rail/radiator, tiled floor. UTILITY ROOM oak work surfaces, concealed butlers sink, space and plumbing for washing machine, space for tumble dryer, meter cupboard, clothes airer, plant cupboard housing hot water cylinder.

OUTSIDE

From the lane there are double wood gates providing privacy and security, these lead to an extensive parking area, for four/five vehicles. To the right is a DETACHED GARAGE with power and light connected, up-an-over door. Adjacent to this a CAR PORT with water tap which covers the access door to a 'L' shaped WORKSHOP with power and light connected. The gardens are arranged behind and below the property. Behind the garage is a RAISED TERRACE with views over the garden to fields and into the valley beyond. Below this is the HOT TUB AREA (hot tub optional). There is an EXTENSIVE TERRACE wrapping around the outside of the reception area, ideal for alfresco dining, with a barbeque area including a brick built barbeque and a SECOND TERRACE outside the master bedroom. There is a LOG STORE beneath the bridge. There are external mood lights at night and the property is enclosed by either fencing, hedging or Devon Bank and on one side bounded by the lane.

SERVICES

Mains electricity and water. Septic tank drainage. LPG central heating.

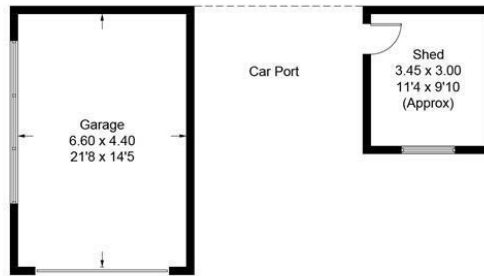
SPECIAL NOTE – A solar panel appraisal has been conducted, should any purchaser wish to investigate this further.

DIRECTIONS

Travelling east to west on the A399 from Blackmoor Gate towards Combe Martin, well before Combe Martin itself, bear left sign posted 'Kentisbury ½ mile'. Continue down this lane, where the property will be found on the right-hand side, just after a bend in the road and before the village church which is on the left.

WHAT3WORDS///dreamers.sprinkle.wires

Approximate Gross Internal Area = 259.8 sq m / 2796 sq ft
 Garage / Shed = 29.0 sq m / 312 sq ft
 Total = 288.8 sq m / 3108 sq ft
 (Excluding Void / Shed)



(Not Shown In Actual Location / Orientation)

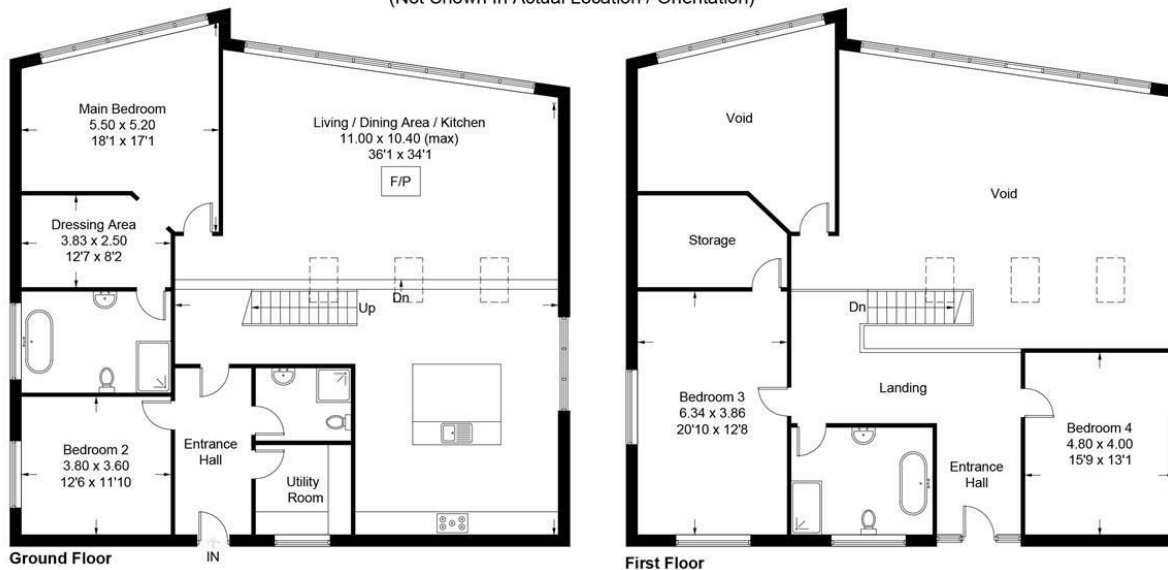


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1037447)



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		91
(81-91) B	76	
(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	



Combe Martin Bay Nearby

