



Plyms Farmhouse



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Landkey, Barnstaple, Devon, EX32 0JL

Local amenities within easy walking distance. Barnstaple 2 miles.

Impressive recently renovated period home enjoying superb southerly views over open countryside with indoor swimming pool and gym.

- Detached Period Country Home
- 3 Reception Rooms & Newly fitted Kitchen
- Indoor Pool Complex
- Beautiful Gardens
- Freehold
- Beautifully Presented
- 6 Bedrooms & 3 Bathrooms
- Gym and Home Office
- Extensive Parking
- Council Tax Band G

Guide Price £1,200,000

## SITUATION AND AMENITIES

Plyms Farmhouse is situated on the edge of the popular Devonshire village of Landkey, generally regarded as one of the most sought after locations in which to live, as the village retains many of its facilities. Amenities include; The Castle Inn Public House, which serves food, a well regarded primary school, Willows Tea Room and parish church. The village also benefits from having a Millennium Greenspace with stream and provides a safe space for children to play as well as dog walking. The Tarka Trail is also within a few minutes walk from the property.

The nearby village of Swimbridge offers further amenities including pub, which also serves food, and further primary school. Located between Landkey and Swimbridge is Venn Valley Vineyard which is one of only a few vineyards in North Devon and has an onsite café and hosts evening food events. The property is just 6 miles from West Buckland village and the popular private West Buckland school. Barnstaple, North Devon's regional centre, is about 2 miles and houses the area's main business, commercial, leisure and shopping venues, as well as the North Devon District hospital. Fast road access to the area is provided by the A361, North Devon Link Road, which connects directly with the M5 at Junction 27, where there is also a main line railway station on the London Paddington line at Tiverton Parkway. There is also easy access to Exmoor National Park to the north east, offering excellent walking and riding. The property is also well located for exploring the whole of the North Devon area, including the dramatic coastline which at its nearest lies about 8 miles beyond Barnstaple and includes some of the best beaches in the South West at Croyde, Putsborough, Saunton (also with championship golf course) and Woolacombe to name but a few.



## DESCRIPTION

We are delighted to offer for sale this impressive and unique detached period home situated in a prominent and commanding South facing position taking advantage of the superb views over open countryside, woodland and to Codden Hill in the distance.

Plyms Farmhouse is understood to originally date back to the 1850's however in recent years the property has been a significant labour of love for the current owners, who have painstakingly renovated and improved the property from top to bottom restoring period features back to their former glory with the addition of some fantastic modern refinements with no expense spared.

Some have the most notable improvements have included the addition of a beautiful columned entrance porch, new double-glazed windows and doors throughout, completely externally re-rendered and internally new kitchen and bathrooms to name a few.

The building has all the wonderful proportions that you would expect of a property of these era making it a perfect family home but also incorporates an indoor heated swimming pool complex with hot tub, changing room and games room and gym. The house itself has multiple reception rooms, six decent sized bedrooms, three bathrooms with private gardens, extensive parking and grounds that wrap around the property.

## ACCOMMODATION

Stone pillared entrance porch with front door leads into a central reception hall with stairs that rise to the first floor and double doors that lead into both a cosy sitting room and separate living room. From the living room there are doors to the dining room. From the Hallway an opening leads into the beautiful recently fitted kitchen/breakfast room, a excellent family oriented room with range of contemporary luxury kitchen units and central island with quartz worksurfaces and an assortment of integrated appliances. From the kitchen there is a rear hall with a door that leads to a separate dining room with period feature inglenook fireplace. From the rear hall there is a secondary staircase leading to the first floor, door to a downstairs WC and useful utility room. The utility room has space and plumbing for washing machine and tumble dryer and steps and door leading to the pool complex.

A superb modern complex, the pool itself is 10 metres x 4.5 metres with a constant depth of 1.22 metres with the addition of a sunken hot tub. There are extensive tiled areas and trifold doors which open back the entire south elevation to the external terrace taking advantage of the views and very sheltered and private patio. From the pool hall there is a gym/games room with vaulted ceiling.

There is a changing room facility with separate cloak room and large walk in shower enclosure and plant room housing all of the pool equipment.

Upstairs there is a split-level staircase leading to a landing with period stained glass ceiling light. From the landing doors lead into two luxury bathrooms and six decent sized bedrooms with the main bedroom being located to the front which enjoys wonderful countryside views, large walk in dressing room with ensuite.

Outside

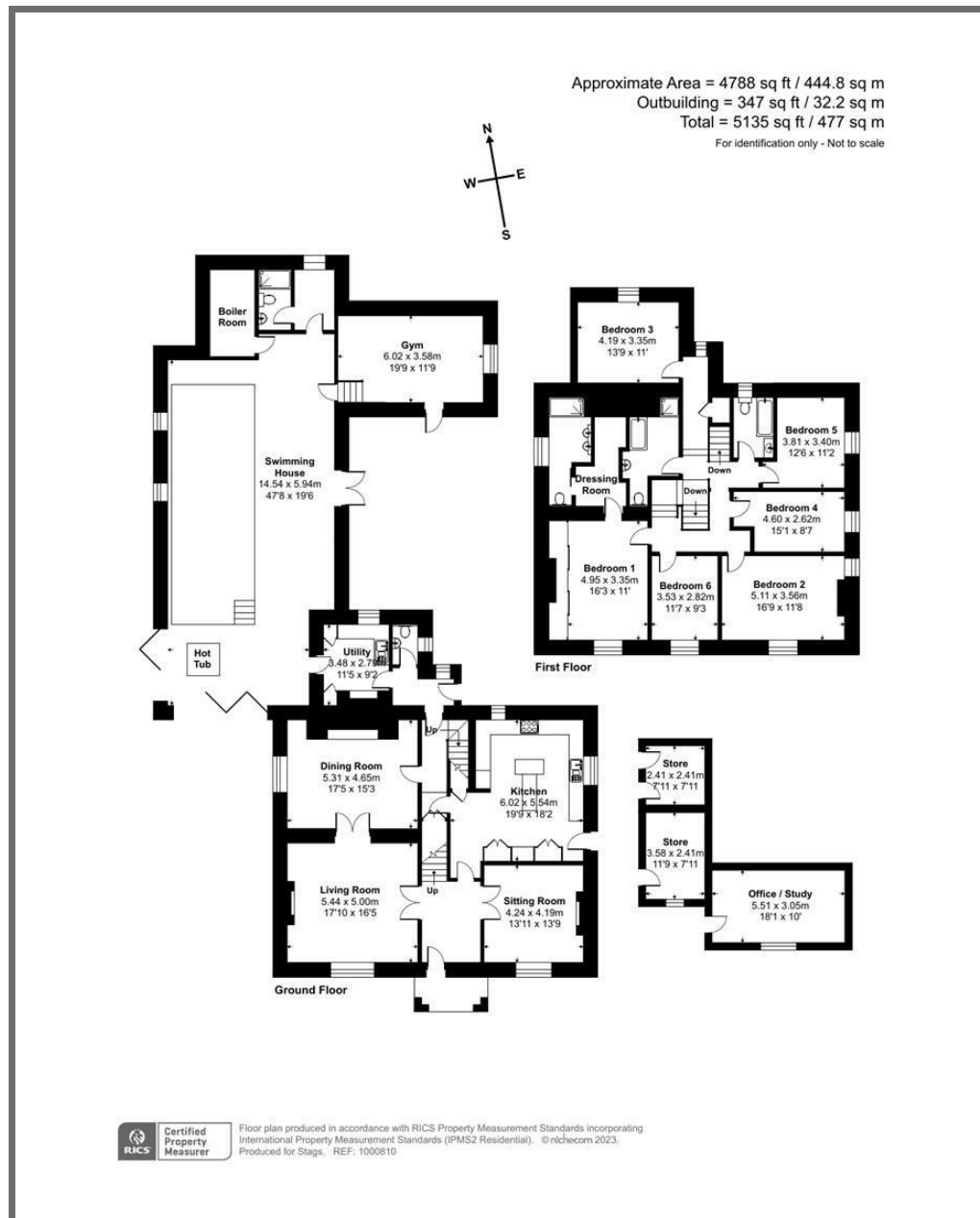
An initial shared driveway leads to a five bar gate with a private sweeping tarmac drive leading up to the property and parking area. The walled parking area is located to the West of the house which has enough space for up to six vehicles, motorhome, boat or even a carport or garage could be created subject to planning. There is a beautiful stone laid garden adjacent to the pool house and pathway leading to the rear of the property. From the parking area an archway leads to a formal cottage style garden mainly laid to lawn with plethora of mature tree, shrubs and rose beds. To the East of the property is an extensive stone laid patio area ideal for entertaining. Also, within the grounds is a stone rendered outbuilding recently renovated and would make a perfect home office, studio or consultation room and rear courtyard garden with seating area and two more storage sheds.

## WHAT 3 WORDS LOCATION

<https://w3w.co/reshaping.exactly.priced>



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			
		72	81

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