



Higher Patchole Farmhouse & Threshing Barn





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Ley Lane, Patchole, Barnstaple, Devon, EX31 4NB

Combe Martin beach 6 miles, Woolacombe 11 miles, Barnstaple 9 miles, Exmoor 5 minutes by car.

A particularly charming, Grade II Listed detached 17th Century farmhouse, together with detached period barn/holiday let, set in 3.35 acres in a timeless hamlet close to Exmoor & the Coast.



- Entrance Hall, 2 Reception Rooms
- Utility Room, Snug, Study Landing
- Gorgeous 2 Bedroom Holiday Barn
- 2 Paddocks, in all about 3.35 Acres.
- Council Tax Band F & Business rates.
- Farmhouse Kitchen/Breakfast Room with Aga
- 4 Bedrooms, 3 Bathrooms
- Formal walled & other gardens.
- Extensive Parking. Small barn with potential.
- Freehold

Guide Price £1,300,000

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SITUATION & AMENITIES

Higher Patchhole Farmhouse and the Threshing Barn are set back from a little used country lane in the sleepy, timeless hamlet of Patchhole, within Kentisbury Parish which lies only a short distance outside the boundary of Exmoor National Park. The village offers church, primary school and village hall. The property is well placed to take advantage of North Devon's feast of attractions lying only six miles from the coast at Combe Martin and 11 miles from the sandy surfing beaches to the west at Woolacombe, Croyde and Putsborough as well as Saunton (also with championship golf course). There are a wide variety of attractions and places of interest in the area, including Arlington Court nearby, owned by the National Trust and wonderful opportunities for walking along the South West Coast Path and within Exmoor National Park itself where there is also riding and fishing available. The regional centre of Barnstaple is around nine miles away and provides a wide range of everyday amenities, together with leisure facilities, renowned Pannier Market, live theatre and District Hospital. The area is well served by excellent state and private schools, including the highly regarded West Buckland School. There is access, around 14 miles away, to the A361 North Devon Link Road which provides fast links into the region and connects with the M5 Motorway (Junction 27), where Tiverton Parkway also offers a service of trains to London Paddington in just over two hours. The nearest International airports are at Bristol and Exeter.

DESCRIPTION

This fine period farmhouse presents elevations of stone beneath a slate roof, with timber framed windows. The property is Grade II listed, as being of architectural and historical importance. According to the English Heritage entry, the property is of late 17th century origin with 19th century alterations and based on a cross-passage plan. The property has been sympathetically and tastefully modernised to combine quality 21st century refinements with many original period features, including exposed beams, inglenook fireplaces, exposed stone work and some vaulted ceilings. The property is presented to a high standard, exudes character, flair and boasts generous ceiling heights.

The Threshing Barn is a detached period barn which presents similar elevations to the house and has a stunning contemporary interior, once again converted to a high specification, with great design and attention to detail. This provides overspill guest accommodation and is currently operated as a lucrative holiday let at times when it is not required for use by family or friends. This has its own designated private garden and parking.

The house is complemented by formal walled gardens to the front, less formal garden to the rear as well as two interconnecting paddocks and an enclosed parking area. This is certainly a property that needs to be viewed internally to be fully appreciated.

THE FARMHOUSE

GROUND FLOOR

Arched stone entrance porch with seat and front opening to original cobbled courtyard, original oak entrance door to ENTRANCE HALL Brazilian slate flooring, original exposed beams, door to INNER HALL with staircase rising to first floor described later. SITTING ROOM double aspect enjoying views over adjoining countryside, inglenook fireplace with log burner and original bread oven, built in storage cupboards, triple display shelving, slate flooring, exposed beams. DINING ROOM with vaulted ceiling, exposed beams, window to side and door to rear garden, slate flooring, cupboards housing electrics. BEDROOM 4/STUDY with windows to side and back. KITCHEN/BREAKFAST ROOM a superb country kitchen, bespoke painted wooden units, topped in quartz, with matching central island/breakfast bar, Belfast sink, AGA, slate flooring with underfloor heating, fitted corner cupboard, cupboard under stairs, plumbing for dishwasher, several floating display shelves. INNER LOBBY. SHOWER ROOM rain shower with separate attachment over, basin, WC, travertine tiled surround and flooring, window to rear. UTILITY ROOM Belfast sink, cupboard with plumbing for washing machine and space for tumble dryer, space for American style fridge/freezer, Hotpoint electric oven, overhead clothes airer, door to front cobbled courtyard.

FIRST FLOOR

LANDING/STUDY/SITTING AREA double aspect, one window with window seat, wide original floorboards, illuminated alcove. MASTER BEDROOM vaulted ceiling with exposed 'A' frames, double aspect windows to the front enjoying views of the countryside, ornamental fireplace. DRESSING ROOM walk through dressing room with two built in wardrobes, porcelain his and her basins with marbleised Onyx surround, his and her wall mirrors, shelved towel recess, oak flooring, trap to loft space with retractable wooden ladder. BATHROOM with original re-enamelled cast iron bath, separate shower enclosed with sliding door, WC, heated towel rail, exposed beams, extractor fan, window to front. BEDROOM 2 window to front, ornamental fireplace. Door and steps down to EN-SUITE BATHROOM window to front overlooking front courtyard, porcelain basin set in vanity unit with illuminated mirror above, original cast iron bath, rain shower enclosed with sliding glass door and separate hand held unit, heated towel rail, oak flooring, door to cupboard housing Worcester oil fired boiler for central heating and domestic hot water. BEDROOM 3 window to rear overlooking fields, oak flooring.





OUTSIDE

The property is approached via a country lane with driveway and parking area immediately after the Threshing Barn. This gives parking for the main house, there is an additional guest parking space outside The Threshing Barn itself. The main house enjoys sunny WALLED GARDENS to the front elevations with feature parterre boxed hedge beds and central ornamental pond as well as TERRACE to enjoy the sun. There is a mounting block immediately outside the pedestrian gate to the property. To the rear there is a FURTHER AREA OF GARDEN with gravelled terrace bounded by stone wall, providing shelter. VICTORIAN STYLE GREENHOUSE in pastel green. To the rear is the adjoining enclosed PASTURE LAND with ADDITIONAL GATED FIELD, stream and FIELD SHELTER. Adjoining The Threshing Barn is a WORKSHOP/STORE and at the rear of the property is a WOOD STORE housing the oil tank, water cylinder and UV filtration system.

SPECIAL NOTE; There is a SMALL PERIOD STONE BARN which we understand has commenced consent for conversion to office/studio and which could alternatively be a potential small annexe.

THE THRESHING BARN

The Threshing Barn was used to store feed and bedding, now a luxury holiday cottage which has been renovated to a high standard from this traditional Devonshire Barn. The property retains the original thatch roof structure highlighted within the living area, creating a stunning architectural feature. The Barn has the 'wow' factor, the living and dining area are double height, giving a wonderfully spacious feel to the open plan accommodation.

GROUND FLOOR

ENTRANCE HALL/BOOT ROOM slate flooring, views, boxed cupboards. UTILITY/CLOAKROOM WC and basin, LPG boiler for central heating and domestic hot water, slate flooring and travertine tiled surround. OPEN PLAN KITCHEN/DINING ROOM/SITTING ROOM excellent range of fitted base units with worktops over, including an eye level electric oven and microwave, LPG gas hob, space for fridge freezer and dishwasher, oak flooring, cylindrical log burner, staircase rising to bedroom 2 described later. BEDROOM 1 built in wardrobe with hanging rail, oak flooring, door to front courtyard. EN-SUITE BATHROOM with original freestanding slipper cast iron bath with freestanding taps, rain shower enclosed with separate attachment, wash basin WC, heated towel rail.

FIRST FLOOR

BEDROOM 2 oak flooring, fitted cupboard, arrow slit window. EN-SUITE SHOWER ROOM rain shower enclosed with glass sliding doors and separate attachment above, wash hand basin, WC, heated towel rail, oak flooring.

SPECIAL NOTES

An adjoining property known as The Shippen enjoys rights to store its Calor Gas tank on the land of Higher Patchhole which enjoys return rights for fuel deliveries as well as pedestrian access over the courtyard in front of The Shippen. A covenant exists which prevents any building in the orchard area.

SERVICES

Mains electricity, oil fired central heating system to the main house with underfloor heating to the ground floor and radiators to the first floor. LPG serves the heating and hot water for The Barn. There is a spring fed water system, fitted with UV filtration system, plus a secondary tank for storage. Private drainage for both properties, shared with a neighbour but on the land of Higher Patchhole. According to Ofcom ultrafast broadband is available at the property and mobile signal is 'likely' from EE & Vodafone. For more information please see the Ofcom website <https://checker.ofcom.org.uk/>

DIRECTIONS

From Barnstaple proceed past North Devon District Hospital in a northerly direction on the A39. Follow the road through Shirwell and on to Arlington, pass the access to Arlington Court and as you arrive at Kentisbury Ford, bear left in the bend on the road and immediately left again. Continue up this road (called Ford Hill) towards Patchhole. Take the next right hand turn into 'Ley Lane' the property will be found within several hundred yards on the left.

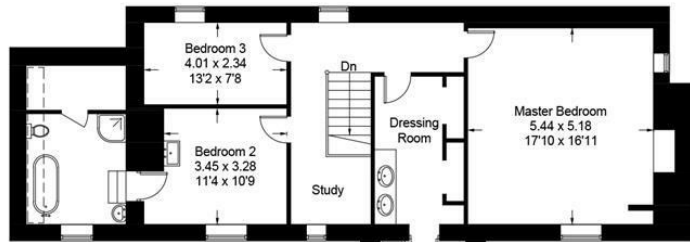
WHAT3WORDS//losing.generally.bought

Approximate Gross Internal Area = 244.7 sq m / 2634 sq ft

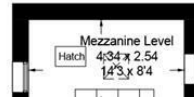
Barn = 131.1 sq m / 1411 sq ft

(Including Mezzanine / Excluding Void)

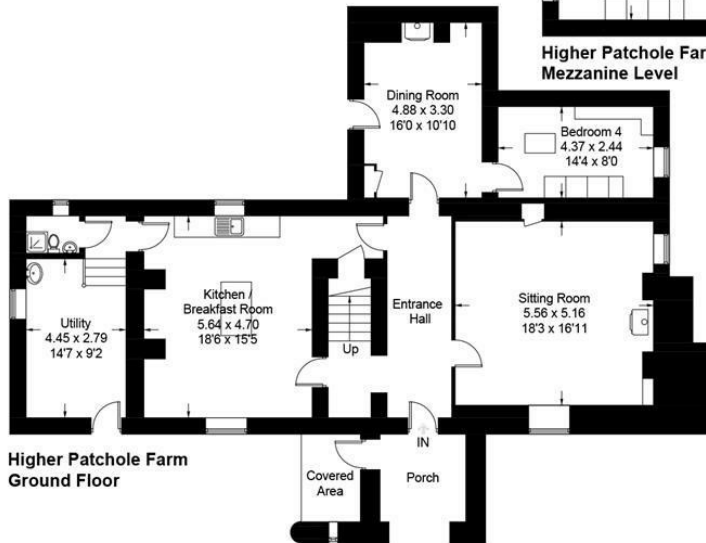
Total = 375.8 sq m / 4045 sq ft



Higher Patchole Farm
First Floor

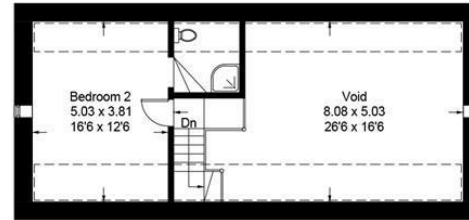


Higher Patchole Farm
Mezzanine Level

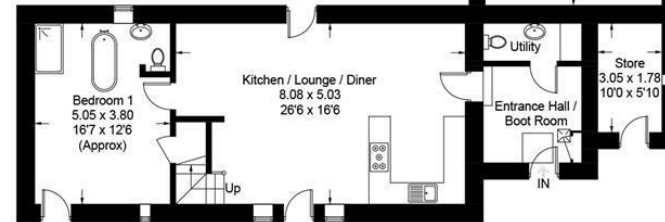
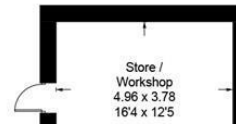


Higher Patchole Farm
Ground Floor

= Reduced headroom below 1.5m / 5'0"



The Theshing Barn
First Floor



The Theshing Barn
Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1057720)



Stags Barnstaple

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			77
(69-80) C			
(55-68) D			
(39-54) E		36	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



