



Bratton Mill Farm







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Bratton Fleming, Barnstaple, Devon, EX31 4RU

Village amenities within easy access. Barnstaple, Exmoor, West Buckland private school about 15 minutes. The Coast less than 30 minutes.

A small country estate of period farmhouse with studio apartment/wing, separate cottage, range of period & modern farm buildings [with potential] and 26.9 acres- All in timeless and tranquil surroundings with a river running through the grounds, quite simply idyllic!

- Detached Period Mill House
- Self contained/intercommunicating apartment
- Stone former Mill Building, with potential
- Stabling & other buildings
- Council Tax Band E & Business Rates
- 4 Bedrooms, 2 Bathrooms
- 2 Bedroom Cottage
- Range of modern barns, with potential
- 26.9 Acres, mainly pasture, some woodland
- Freehold

Guide Price £1,475,000

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DESCRIPTION

The charming period farmhouse presents elevations of painted stone with many double-glazed windows beneath a part slate and part cedar shingle roof. This offers characterful accommodation which combines many original period features with 21st century refinements and offers accommodation arranged over two storeys. There is a single storey wing which can either intercommunicate or be self-contained. This is known as The Folly.

The Cottage is a matching two storey property which is self-contained but also links to the main house via a connecting outhouse. Outbuildings include a detached two storey, stone, former mill building, a large detached pole barn incorporating stabling, further brick and stone single storey range. There are then formal gardens, four pasture fields and areas of woodland, roughly broken down as 20 acres of pasture and six acres of woodland, separated by the fast-flowing Rye stream, crossed by footbridges. The property is currently run as a holiday rental business, further details of latest income and bookings are available upon request from the selling agents. Otherwise, the estate is considered ideal as main residence with secondary accommodation for relatives and/or paying guests. The Mill building, Pole Barn and single storey range of period buildings all offer potential for conversion to additional accommodation (subject to any necessary planning permission being obtained). Other potential uses include equestrian, wedding venue, a retreat, small farm or simply a wonderful place to get away from it all with no near neighbours. The surrounding land acts as protection and is currently grazed by a local farmer, an arrangement which could potentially continue, subject to a purchaser's requirements.

There is something for everyone at Bratton Mill Farm, which is quite simply one of those special places, often sought, but seldom found.

DIRECTIONS

Approaching Bratton Fleming from the Barnstaple direction, as you enter the village, bear a sharp left into Mill Lane. Follow the lane down into the valley and after around a mile, the entrance to the property will be clearly identified on the right-hand side. The property is accessed by an unmade track; therefore, care should be taken if driving a low-slung vehicle.

WHAT3WORDS://loudly.redeemed.dive

SERVICES

Mains electricity. There are private bore hole water and septic tank drainage arrangements. The Biomass system provides heating, but the Rayburn in the main kitchen is fuelled by oil. There is a bank of privately-owned solar panels, providing energy and income from the grid.

THE FARMHOUSE

GROUND FLOOR

Front door to ENTRANCE HALL oak floor, coat hanging recess, cupboard above. CLOAKROOM low level WC, wash hand basin, cupboard under, slate flooring. STUDY a good-sized double aspect room featuring wood burner on stone hearth, exposed beams. DRAWING ROOM another good-sized double aspect room featuring inglenook fireplace, bressumer beam, fitted wood burner, two bread ovens, half glazed stable door to front garden, doorway concealing staircase rising to first floor described later, fitted oak cupboard, painted beams. CONSERVATORY double glazed UPVC frame and French doors to garden overlooking the river, porcelain tiled wood effect flooring, FARMHOUSE COUNTRY KITCHEN/DINING ROOM in two distinct 'zones'. Within the dining zone, there are French doors to the garden overlooking the river, overhead storage cupboard, oak flooring running through to the kitchen zone. The kitchen units are in antique style pine, topped by polished granite worksurfaces incorporating 1 ½ bowl enamel sink unit, drawers and cupboards beneath, integral dishwasher, matching and painted wall mounted cupboards, Rayburn for cooking only, extractor hood, Bosch electric oven and four ring ceramic hob, recess to house American style fridge/freezer, open fronted shelving, walk in shelved pantry, slate flooring. SECOND CLOAKROOM broom cupboard opposite. Connecting LOBBY to The Cottage with doors at each end to both front and rear gardens, slate effect tiled flooring. LAUNDRY ROOM Belfast sink, adjoining wood effect surfaces, drawers and appliance space under, plumbing for washing machine, fitted cupboard and drawers, overhead clothes airer, built in shallow storage cupboards, tiled flooring, overhead storage cupboard.

FIRST FLOOR

LANDING airing cupboard. BEDROOM 1 double aspect, curtained off open EN-SUITE BATHROOM panelled bath, wash hand basin, low level WC, connecting door (also self-contained from the landing) to BEDROOM 2. BEDROOM 2. BEDROOM 4 double aspect, wash hand basin in mahogany cabinet, ornamental fireplace, views of the river, trap to loft space. FAMILY BATH/SHOWER ROOM with painted wooden panelled bath, shower cubicle, low level WC, pedestal wash basin, shaver point, heated towel rail, radiator, half metro-tiled walls, bleached exposed wooden flooring.

THE FOLLY can be accessed from the study or be self-contained and is at single storey ground floor level. The main area comprises BED/SITTING ROOM/KITCHENETTE. There are French doors to the garden with river views. The kitchen area incorporates a single drainer stainless steel sink adjoining work surfaces, cupboards under, Bosch oven, NEFF ceramic hob. There is a small amount of oak flooring, otherwise carpeted. There are a pair of built in storage cupboards and curtained off wardrobe area. There is a delightful EN-SUITE bathroom with ball and claw footed antique cast iron bath, telephone style mixer tap/shower attachment, low level WC, circular bowl wash basin on antique mahogany frame. The study could potentially be used a reception room for The Folly, as an annexe for relatives.





THE FOLLY



THE FOLLY

THE COTTAGE

The Cottage can intercommunicate or be self-contained.

GROUND FLOOR

Front door to ENTRANCE HALL/UTILITY ROOM with work surface, cupboards beneath, plumbing for washing machine, clothes airer, tiled flooring, glazed inner door to LOBBY. SHOWER ROOM tiled cubicle, low level WC, pedestal hand wash basin, oval tilting wall mirror. KITCHEN/DINING ROOM with good range of units in a white and grey theme, incorporating single drainer enamel sink, cupboard and drawers beneath, glass fronted wall cupboard, Bosch electric oven, four ring ceramic hob, tiled flooring, cupboard under stairs. SITTING ROOM a cosy double aspect room with wood burner on raised hearth, exposed beams.

FIRST FLOOR

LANDING double aspect. BEDROOM 1 double aspect, fitted wardrobes EN-SUITE BATHROOM with pine panelled bath, telephone style mixer tap/shower attachment, low level WC, pedestal wash basin, shaver point, fitted shelved cupboard, trap to loft. BEDROOM 2 two clothes hanging recesses, double aspect.

OUTBUILDINGS

The former Mill building is of stone construction, with some exposed brick work and part timber clad beneath a coated corrugated metal sheet roof. The lower section is utilised for fuel storage and to house the oil tank (which feeds the Rayburn in the Farmhouse). Another outhouse accommodates the Biomass system. There is also a separate GARDENERS WC as part of the structure. A ramp then leads to the upper level where there is wash room, various storage areas, equipment for the water filtration system. Above is a large open plan first floor, ripe for conversion (subject to planning permission).

Range of single storey buildings, incorporating fuel stores and small stone barn, once again utilised for storage.

The large POLE BARN/IMPLEMENT SHED has six bays incorporating covered parking, further fuel storage. There are THREE CONCRETE BLOCK STABLES and a TACK ROOM and the barn is split level with access at both levels from each side.

GARDENS & GROUNDS

The Farmhouse is set within mature gardens, landscaped with ease of maintenance in mind, sweeping lawns interspersed with mature specimen shrubs, including a Topiary Bay, Camelia's, Rhododendrons etc. The Farmhouse enjoys extensive river frontage and there is a terrace nearest to The Folly with barbeque area, a second barbeque area behind the farmhouse itself, both of these overlook the river. The cottage has its own designated but open plan garden area, where again, a picnic bench overlooks the river, there is a large grass front garden to the farmhouse with bank of mature shrubs.

From Mill Lane, the land sits either side of the access track, the lower section is owned by Bratton Mill Farm. To the left is one large field of around 8.61 acres. This is fairly steep to begin with but then drops down to a more level area, bounded by the Rye stream at the bottom of the valley. To the right of the access track, and accessed through a five-bar gate, off Mill Lane are three interconnecting fields, once again sloping, around 3.34 acres 3.06 acres and 4.44 acres. The property owns both sides of a significant stretch of the Rye stream, on the other side of which, crossed by a private footbridge is the mature woodland area of around 4 acres, a natural haven for visiting wildlife and a perfect source of fuel for the wood burners. This is also a paradise for fishermen, as the stream is known for its plentiful supply of trout. For those interested in equestrian pursuits, we understand that the adjacent bridle way leads to picturesque off-road riding.

SITUATION & AMENITIES

Bratton Fleming is a large village and thriving local community, offering primary and pre-schooling, community village store and regular bus services to both Barnstaple and Lynton. Public schooling is available at the renowned West Buckland School which is around 6 miles away. The regional centre of Barnstaple is a similar distance to the west and offers the area's main business, commercial, leisure and shopping venues, as well as live theatre, schooling and District Hospital. The market town of South Molton is around 11 miles to the south and provides local services including shops, banks, recreation facilities, primary and secondary schooling. From South Molton the A361 North Devon Link Road provides easy access to Tiverton and the M5 Motorway (Junction 27) with mainline intercity rail links available at Tiverton Parkway (Paddington in just over two hours). To the east Exmoor National Park is less than 10 minutes by car and offers beautiful moorland scenery and many foot, cycle and bridleways as well as the stunning North Devon coastline and South West Coastal Path. Whilst to the west are the popular sandy surfing beaches of Instow, Saunton (also with championship golf course), Croyde, Putsborough and Woolacombe. The nearest international airports are Exeter and Bristol. Bratton Mill Farm is in the valley beneath the village, quietly tucked away down a meandering private lane (which doubles up as a public bridleway and public footpath to a point prior to the dwelling and then diverts off the property). The estate is set besides a trout stream, surrounded by its own land of garden, woodland and undulating pasture and enjoys peace and tranquility.

LOCAL AUTHORITY

North Devon District Council, www.northdevon.gov.uk

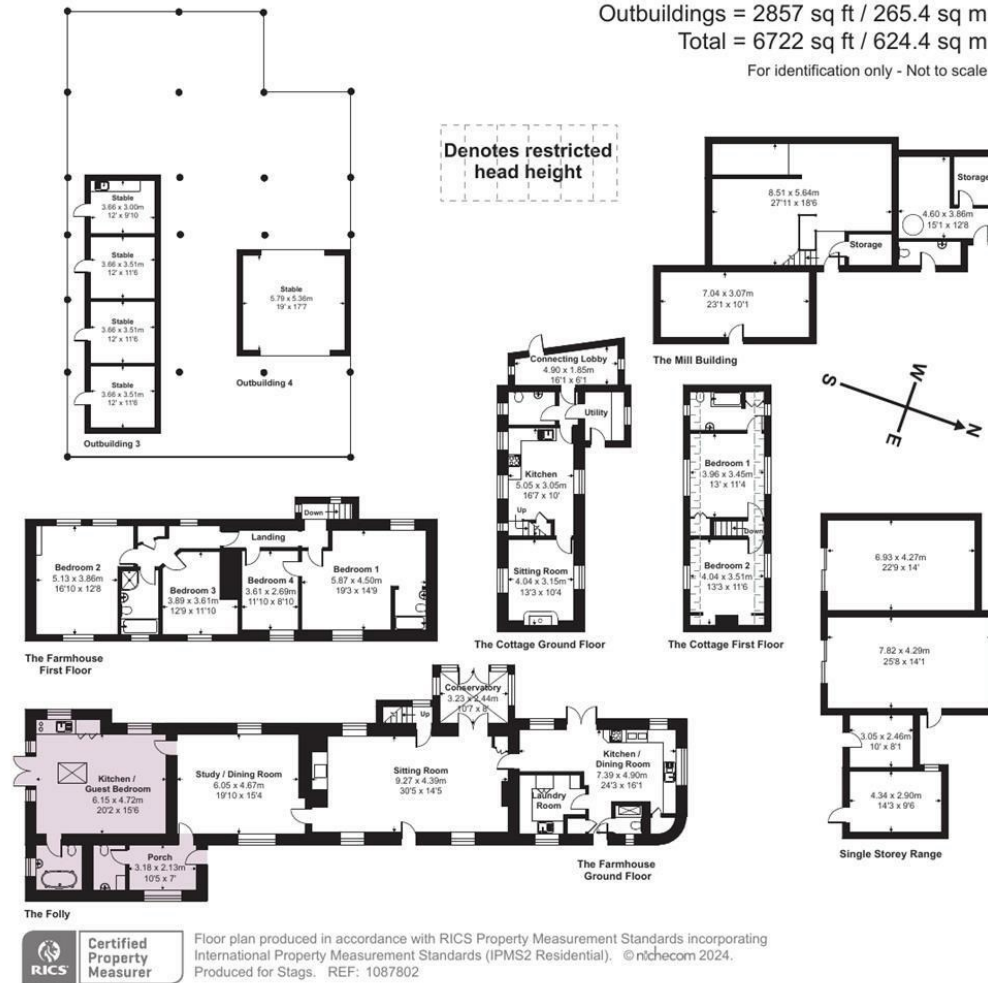
VIEWING ARRANGEMENTS

Strictly by appointment through the sole selling agents, Barnstaple office 01271 322833 / Barnstaple@stags.co.uk

SPECIAL NOTE

We understand that the property is within a flood zone area but there is a safety channel up stream which apparently diverts additional water flow when Rye Water is in spate.

Approximate Area = 2925 sq ft / 271.7 sq m
 Limited Use Area(s) = 109 sq ft / 10.1 sq m
 Annex = 831 sq ft / 77.1 sq m
 Outbuildings = 2857 sq ft / 265.4 sq m
 Total = 6722 sq ft / 624.4 sq m
 For identification only - Not to scale



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		61
(39-54) E	29	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

THE COTTAGE



