



Farriers End

Farriers End, Warcombe Lane, Mortehoe, Woolacombe, Devon, EX34 7EJ



- Lee Bay 0.75 miles - Woolacombe 3 miles - Barnstaple 13 miles

An attractive barn conversion in a fine position between Mortehoe and Lee Bay with views to the sea from the gardens

- Beautifully Finished Barn Conversion
- 0.42 Acres
- Sea Views
- Private Parking
- Garden & Paddock
- Council Tax Band C
- FREEHOLD

Guide Price £600,000

SITUATION

Situated in an elevated position overlooking the Atlantic Ocean on the rugged North Devon coast, Farriers End lies between Mortehoe and Lee.

Lee is one of the area's few remaining unspoilt coastal locations and is a pretty village in an Area of Outstanding Natural Beauty within a quiet rocky inlet on the North Devon Coast.

The coastal town of Woolacombe, renowned worldwide for its four-mile sandy beach, lies approximately 2.5 miles to the west and offers a small range of shops. The nearby town of Ilfracombe has the Landmark Theatre, a doctors surgery as well as banks, shops and supermarkets.

The market town of Barnstaple, about 14 miles away, holds a weekly pannier market, and provides an extended range of shops including numerous major retailers and supermarkets, as well as leisure and commercial facilities.

The sandy beaches of Saunton, Croyde and Putsborough are within easy reach of the cottages and the Exmoor National Park and coast provides wide opportunity for walking and riding.

Schooling is available in Ilfracombe, Braunton and Barnstaple as well as the well-regarded West Buckland School for which there is a bus service within three miles of the property.

DESCRIPTION

Farriers End is an attractive detached house which was converted from a traditional stone barn in 2008 and has a lot of characterful features including exposed beams, oak floors, stained glass windows and a large brick fireplace. The construction is mostly stone with brick quoins around the windows and a tiled roof.

The accommodation is on a split level and on the ground floor includes a living room with wood-burning stove, a kitchen with hand-made kitchen units, granite work surfaces and a dining area. There is also a bath / shower room. On the upper ground floor there are two double bedrooms.

Outside there is a secluded patio area with low level stone walls, positioned to take advantage of the sea views to the north-west. In addition there is a large grass paddock. In all the property extends to 0.42 acres.

ADDITIONAL LAND & SHEPHERDS BARN

A stone Shepherds Barn and additional land may be available by separate negotiation.

SERVICES

Mains electricity, mains water, private drainage (shared with five other properties), oil-fired central heating. Based on information from Ofcom mobile phone coverage is available with EE, O2, Three & Vodafone. Ofcom predicted broadband availability is standard (0.5 Mbps to 3 Mbps).

LOCAL AUTHORITY & PLANNING

North Devon District Council. Telephone: 01271 327711 (www.northdevon.gov.uk).

Council Tax Band C.

Planning consent was approved for the property to be used as a unrestricted residential dwelling on the 18th July 2022 (Planning application number: 75237).

VIEWING

Viewing is strictly by prior appointment with Stags. Please call 01271 322833 or email: barnstaple@stags.co.uk to arrange an appointment.

DIRECTIONS

From Mullacott Cross on the A361 to the north of Braunton and south of Ilfracombe, proceed west on the B3343 towards Woolacombe and Mortehoe.

Continue along this road for approximately 3 miles, and after the sharp right hand bend, take the next turning on the right into Mortehoe Station Road signed towards Mortehoe.

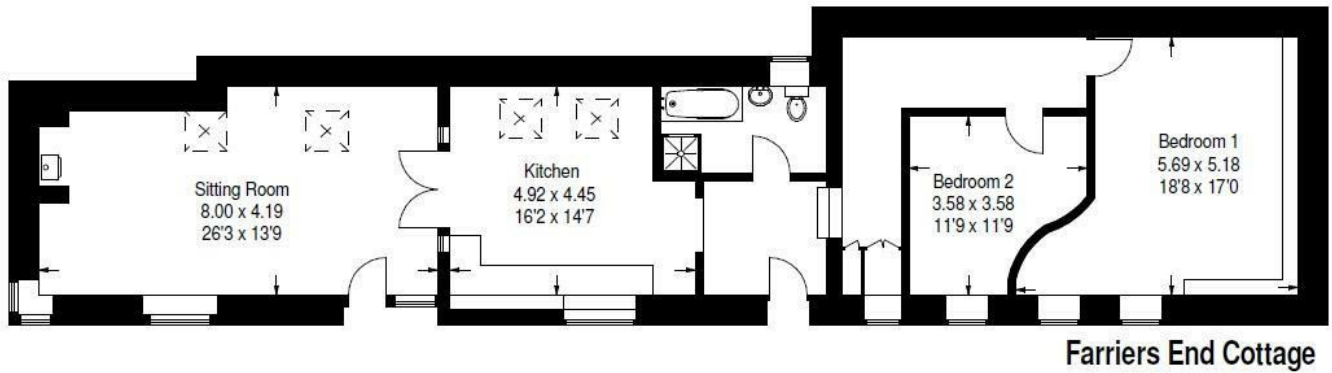
Follow this road for approximately half a mile and upon reaching Borough Cross turn right into Warcombe Lane. Continue this road for about 0.5 miles and Farriers End will be found on the right.

DISCLAIMER

These particulars are a guide only and should not be relied upon for any purpose.



Approximate Gross Internal Area
Farriers End Cottage = 112.3 sq m / 1209 sq ft



= Reduced headroom below 1.5 m / 5'0

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
(92-100) A	(81-91) B	(69-88) C	(55-77) D
(55-68) E	(35-54) F	(13-44) G	
Net energy efficient - higher savings costs			
England & Wales		EU Directive 2002/91/EC	

Current: 49
Potential: 90

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