



Dadlands House











# Dadlands House

High Bickington, Umberleigh, Devon, EX37 9BS

At the end of a long, 'no through' track. Libbaton Golf Club & Village amenities close by. Torrington/Barnstaple/South Molton, 20/25 Minutes

A charming Grade II Listed detached period farmhouse, together with range of period former farm buildings, set in 5.3 acres of pasture, in a tranquil rural position enjoying fine views

- Porch, Hall, 3 Reception Rooms
- Dairy, Cloakroom, Boiler Room
- Period Barn & Shippoon [potential to convert]
- Gardens, Orchard, Pasture
- Council Tax Band G
- Conservatory, Kitchen, Boot Lobby
- 5 Bedrooms, 3 Bathrooms
- Other Period Buildings, Ample Parking
- Priced to sell. No upward chain
- Freehold

Guide Price £750,000

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**SITUATION & AMENITIES**

In a fairly remote but not isolated location, at the end of a private 'no through' lane, shared with the neighbouring barn conversion, surrounded by open countryside with delightful views, this really is a timeless and tranquil position, yet the pretty village of High Bickington is less than a mile away and offers a range of amenities including community shop, primary school, pubs, Methodist Chapel and Church of England Community Hall, Post Office, bus services, playing field, football, and cricket clubs. Libbaton Golf Club is within a healthy walk. The Mole Resort, Golf Club is also within around 15 minutes' drive and has facilities including swimming pools, gym, spa, tea room, restaurant etc. There are nearby stations and public houses at Portsmouth Arms and Umberleigh on the picturesque Tarka Line, providing trains both to Barnstaple and Exeter. The regional centre of Barnstaple is approximately 25 minutes by car and offers the area's main business, commercial, leisure and shopping venues as well as North Devon District Hospital and live theatre. At Barnstaple there is access to the North Devon Link Road, A361, which leads on, in a further 45 minutes or so, to Junction 27 of the M5 Motorway and Tiverton Parkway Station, which offers a fast service of trains to London Paddington in just over two hours. The market towns of Bideford, South Molton and Great Torrington are all easily accessible. The North Devon Coast with its excellent sandy beaches at Saunton (also with championship golf course), Croyde, Putsborough and Woolacombe and delightful cliff walks as well as Exmoor National Park, are all within around 40 minutes by car. The area is well served by excellent state and private schools including the well renowned West Buckland School.

**DESCRIPTION**

Dadlands House comprises a charming detached period residence understood to be of mid 17th Century origin, probably largely rebuilt circa 1840. This former farmhouse presents elevations of painted render beneath a hipped composite asbestos-slate roof with oak framed windows and very tasteful oak framed conservatory extension, added by the current vendors in 2007. The property is Grade II Listed as being of architectural and historical importance and retains many original period features, which sit well with 21st Century refinements. The property is well presented both externally and internally and the accommodation is versatile. Externally, the farmhouse is complimented by a range of period, former farm buildings which include former piggeries/woodshed, donkey house, potato house, field shelter, potting shed, former oil tank house, workshop, hay barn and shippen. Some of these offer potential for conversion into additional accommodation/annexes (subject to planning permission). There is ample parking as well as gardens, small orchard paddock, two fields, in all around 5.3 acres. For those interested in equestrian pursuits, there is direct access to green lanes, which provide scope for off road riding. The current owners have resided at Dadlands for 26 years and are selling because they have converted a barn opposite, which is ready for occupation and therefore Dadlands House has become surplus to requirements. There is therefore no upward chain. In the agent's opinion this is an authentic period farmhouse of which an internal inspection is recommended, the lovely array of former period farm building offer scope for a variety of potential ongoing uses (subject to any necessary planning permission) and the garden and land compliment the dwelling. All in all, there is something for everyone at Dadlands House and an internal inspection is strongly recommended.

**GROUND FLOOR**

Gabled PORCH with seats, three quarter glazed front door to ENTRANCE HALL stone flagged flooring, half dado panelled walls, open recess under stairs currently accommodating wine bottle racks, beamed ceiling. SITTING ROOM a beautiful period room featuring period fireplace with fitted wood burner, stone surround and bressumer beam, stripped wood flooring, beamed ceiling, four ornate wall lights (available by separate negotiation if required), wrought iron curtain rail included. STUDY/SEPARATE DINING ROOM inglenook fireplace, two bread ovens, multifuel stove, bressumer beam, window seat which we understand is part of the listing, beamed ceiling, flag stone flooring, broadband connection, three wall lights, matching chandelier, exposed stone wall. LIBRARY/SNUG (also currently accommodating dining table), period fireplace with bressumer beam, Jotul wood burner (not currently in use), wood block flooring, cast iron radiator, cupboard concealing TV, flanked by range of fitted bookcases, two further matching fitted bookcases, two cupboards under stairs, exposed beam, doorway concealing secondary staircase to first floor. Glazed door to solid oak framed CONSERVATORY with two sets of French doors leading out to gravelled courtyard garden, ideal for Alfresco dining, all windows open, slate tiled flooring, access to former WC/garden store with separate access from the garden, COUNTRY KITCHEN/BREAKFAST ROOM fitted with range of hand painted solid pine units, incorporating double Belfast sink and topped in slate, separate cupboard/drawer unit with beech worksurface, terracotta tile flooring, floor hatch leading to well. There is ample space for a breakfast table and the room is suitable for freestanding antique units, half glazed stable door to outside, electric AGA with three ovens for cooking only, deep display alcove, exposed beams. REAR HALL with recessed dog bed and coat hooks above, half glazed door to outside. FORMER DAIRY/UTILITY ROOM/WALK-IN PANTRY with Belfast sink, work surface, plumbing for dishwasher, slate shelving on brick piers and shelf above, coats pegs. CLOAKROOM with low level WC, access to BOILER/DRYING ROOM housing Vigas 25kw log boiler, which fuels the central heating and domestic hot water during the winter (in the summer, solar panels provide hot water), door to outside as well as access to adjoining log shed. Adjacent PLANT ROOM for the water supply, housing UV filter and pressure vessels. FORMER OIL TANK STORE, now a workshop.







### FIRST FLOOR

Oak staircase from entrance hall leading to LANDING with oak flooring. MASTER BEDROOM SUITE approached through its own lobby, via an archway to the bedroom area, which has exposed pine floorboards, window seat, fine views, two wall lights, walk in wardrobe with light. EN-SUITE SHOWER ROOM with tiled cubicle, Mira shower unit, low level WC, pedestal wash basin, ladder style heated radiator/towel rail, pine floorboards, extractor fan. INNER LANDING/SELF CONTAINED GUEST SUITE airing cupboard with pre-lagged cylinder, loft access with retractable aluminium ladder, insulated and with light. BEDROOM 2 oak flooring, fine views. Adjacent BATHROOM wood panelled bath, low level WC, wash hand basin, vanity drawers and cupboards beneath, extractor fan, oak flooring. BEDROOM 3 (The Porch Room) window to front and fine views, oak flooring, window seat. BEDROOM 4 currently utilised for storage, painted wooden floorboards, trap to loft space with light, fine views, adjoining SHOWER ROOM with tiled cubicle, low level WC, pedestal wash basin, corner shelving, fully tiled walls, extractor fan, ladder style heated towel rail/radiator. BEDROOM 5 is the former servants quarters, approached via the secondary staircase and can be self-contained. There is oak flooring, built in shelved storage cupboard. The ornate wall lights are available by separate negotiation if required, one wall has painted panels.

### OUTSIDE

To the front there is a pedestrian gate from the access driveway, flanked by low stone retaining walls. To the left of the property is the GRAVELLED COURTYARD, adjoining the conservatory where there is a fitted bench and mature shrubbery providing seclusion and privacy. To the right of the property is a SECONDARY COURTYARD with water tap, a cobbled pathway with parking for three below leads via a side gate to INNER COBBLED COURTYARD with water trough and cluster of period buildings including FORMER DONKEY SHED, POTATO HOUSE and STABLES with cobbled floor, brick trough and LEAN-TO POTTING SHED. From this courtyard there is an access to the smaller of the TWO FIELDS which also has a secondary five bar gated access from the shared entrance drive. This is bounded by Devon bank and topped by trees. A pedestrian gate leads from here back into the rear garden where there is a KITCHEN GARDEN with raised beds and TWO ALUMINIUM FRAMED GREENHOUSES. Beyond is a sweeping lawn and pedestrian gate to private Green Lane, which provides additional parking and a further gate leading into a SMALL ORCHARD PADDOCK. Nearest to this is a FORMER CATTLE YARD where there is a stone and slate FORMER SHIPPEN with original feed bins still in evidence, cobbled floor, the building has been enhanced by the addition of a timber frame. Brick and STONE BARN with slate roof, suitable for use as stabling or for conversion to a variety of other uses such as separate dwelling, holiday unit, leisure, offices etc (subject to any necessary planning permission being obtained). At present there is a resident barn owl within The Shippen and the property is generally a haven for birds and wildlife. Approached via the first paddock or from the green lane is the larger field, once again bounded by Devon bank and topped by trees and currently grazed by horses and kept as a wild flower/hay meadow. Between this and the outbuildings is a hollow tree feature, an ideal play area for children/grandchildren. We understand that the private green lane element of the property leads onto a right of way of approximately ¾ of a mile in length.

### SERVICES

Mains electricity is connected. The water is a private well water supply beneath the kitchen, pumped to treatment plant. Drainage is to a private septic tank. Central heating is by the Vicas 25kw log burner for heating and hot water in the winter and log burning stove, otherwise solar panels provide hot water in the summer. There is BT fibre enhanced connection.

### DIRECTIONS

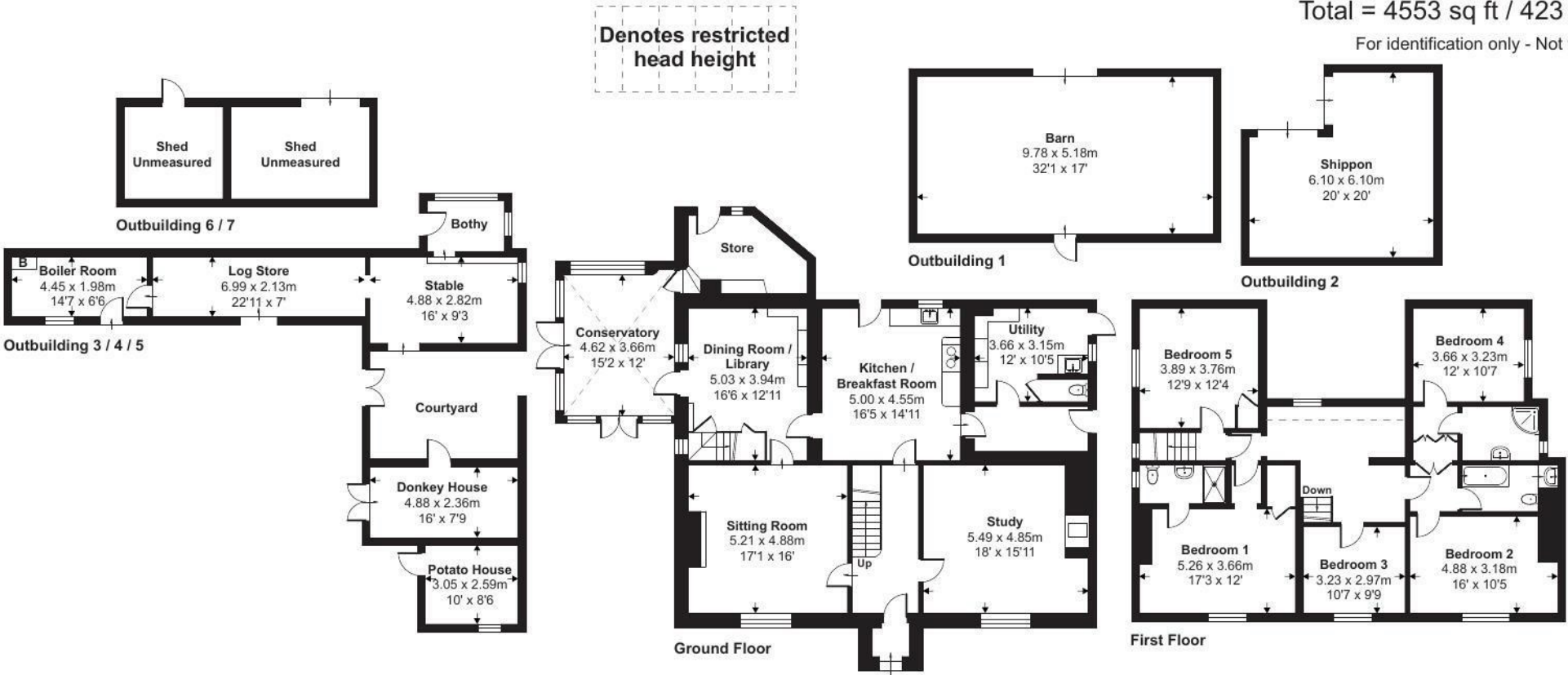
As you enter High Bickington from the Barnstaple direction on the B3217 and bypass the village, pass the Community Centre on the right, and within a short distance turn right into a lane signed 'Playing Field' (this is Quarries Lane). At the next junction keep straight on until you come to a property known as Highfield House, here bear left in front of it, staying on the tarmac road. Continue on and down to the bottom of the hill, turning right onto a track and over the small bridge, with a sign on the left for Dadlands Farm. Continue to the end of this drive and the property will be found on the right-hand side. The house has private parking to the right, as well as in the green lane beyond it, otherwise the vendors are retaining ownership of the drive but will give the new owner right of way to park vehicles in tandem style, adjacent to the stone retaining wall, either side of the front door.

WHAT3WORDS///thinks.uncle.brain



Approximate Area = 2990 sq ft / 277.8 sq m (excludes sheds)  
Limited Use Area(s) = 23 sq ft / 2.1 sq m  
Outbuilding = 1540 sq ft / 143.1 sq m  
Total = 4553 sq ft / 423 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024.  
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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	50	63
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		







