



Buttercup Lodge











# Buttercup Lodge The Old Range

Buttercombe Lane, Braunton, Devon, EX33 2FF

Braunton centre 1.5 Miles. Saunton/Croyde/Woolacombe 20 minutes.

A rare opportunity to acquire a unique, detached, fully off grid dwelling and cabins, set in 5.92 acres in quiet lane on the rural fringe of this sought after village & also close to the favoured coastal resorts of Saunton/Croyde/Woolacombe.

- Detached fully off grid single storey dwelling
- Scope to redevelop, subject to usual consents.
- Approx 5.92 Acres of gardens/pasture.
- Ideal main, second home or holiday let.
- Council Tax Band A
- 3 Timber summer houses/cabins. Outbuildings.
- Scope to run various businesses, stpp.
- Perfect 'good life' opportunity in idyllic setting
- Tender date 30/8/24. No upward chain.
- Freehold.

Offers In Excess Of £625,000

## Stags Barnstaple

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@StagsProperty



## SITUATION & AMENITIES

The property is approached by a private drive, completely secluded, set back and elevated above a quiet, little used country lane, nestled in an idyllic countryside valley and from the top of the land there is a distant sea view. Braunton, about 1.5 miles away, is reputedly the largest village in England and offers a wide range of amenities including local shops, supermarkets, community centre, medical centre, primary and secondary schools, churches, and a range of popular pubs and restaurants. The renowned Tarka Trail can be accessed from the village and this follows the Taw and Torridge estuaries. Close by is the UNESCO bio-sphere reserve of Braunton Burrows, the largest sand dune system in the UK, as are the glorious sandy and surfing beaches of Saunton Sands (also with championship golf course), Croyme, Woolacombe and Putsborough Bay. The regional centre of Barnstaple is less than half an hour by car and offers the area's main business, commercial, leisure and shopping venues, as well as live theatre and District Hospital. The wonders of Exmoor National Park are also less than half an hour by car. From Barnstaple the North Devon Link Road leads on, in a further 45 minutes or so, to Junction 27 of the M5 Motorway and where nearby Tiverton Parkway offers a fast service of trains to London Paddington in just over two hours. The nearest international airports are at Bristol and Exeter.

## DESCRIPTION

'Unique' is a description widely used by estate agents, however, Buttercup Lodge/The Old Range, really is the epitome of the word. Why is this so? – please read on.

The name 'The Old Range' is derived from the property's original purpose which was as a shooting range for riflemen to practice during the second and possibly also the first world war. The remains of a substantial stone butt are still in evidence on site.

The property is fully 'off grid' and eco-friendly. Power is supplied by solar panels and a backup diesel generator. There are compost facilities and a borehole for water along with modern compost toilets, heating via multifuel burner and gas bottle supply for hot water and cooking.

The current owners have encouraged birds and wildlife to enjoy the setting, living with them in harmony. Accordingly, Buzzards, Owls, Pheasants, a wide variety of garden birds, Badgers, Bats, Hedgehogs, Hares and Deer are regular visitors. Other than the abundance of wildlife there are no near neighbours.

The pasture land is currently a rewilding project where nature is allowed to flourish. This frames the beautiful gardens on two sides (the third being bounded by a stream and pond), which were originally planned by a plantsman and include many well-established specimen shrubs and trees. The land could suit those with equestrian interests with riding off into the maze of lanes, which surround the property. There is also a 'good life' opportunity or a combination of such uses.

The dwelling even has an external bath where one can soak whilst taking in the natural environment/night skies.

The cabins offer potential as studios for writing, arts or crafts etc, or for development as overspill accommodation for guests/paying guests (subject to any necessary planning permission). All in all, this is a special place, often sought but seldom found and far from the madding crowds.

It should also be noted that there is an existing footpath which is fenced off and crosses the property. The vendors are also actively pursuing relocation of this footpath around the upper, external boundaries, which to date has been supported by the authorities.

They have sought to do this to improve the rewilding project, although the existing footpath and arrangement is little used.

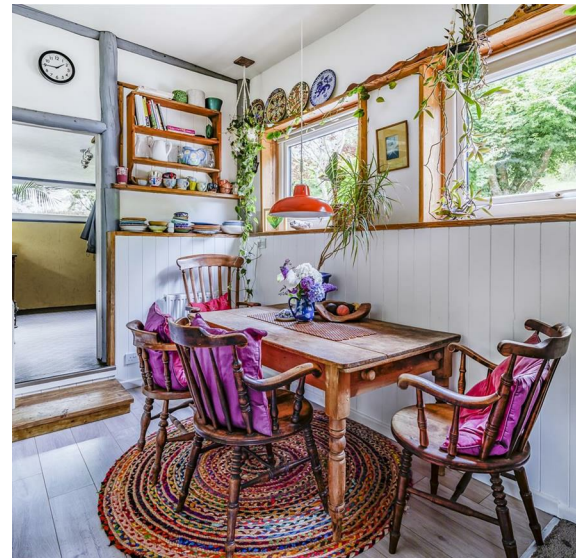
## METHOD OF SALE

The property is being offered for sale by Informal Tender/Sealed bids. The target date is noon on Friday 30th August. Tender forms are available from the selling agents. The vendors will consider offers prior to the target date.

To arrange a viewing appointment prior to the tender date please contact the office on 01271 322 833 / barnstaple@stags.co.uk

## DWELLING

The dwelling is of timber framed construction with timber clad elevations, UPVC double glazed windows and well insulated beneath a plastic-coated tin roof. There is a large COVERED PORCH which could potentially be enclosed and bought into the property to create more accommodation. There is then a glazed UPVC front door to UTILITY AREA with moulded sink, adjoining work surfaces and appliance space under, plumbing for washing machine and dishwasher, range of wall mounted cupboards, space for upright fridge/freezer, fitted shelving. Doorway to OPEN PLAN LIVING AREA/KITCHEN arranged in distinct kitchen, dining and sitting 'zones' double aspect with lofty ceiling, a multi-fuel Wessex stove sits on a slate hearth, a range of rustic shelves as well as shelving above the double-glazed windows provide useful storage and display space. A front door leads out to a decked pathway. Within the kitchen zone are a range of bespoke painted wooden units, incorporating cupboards and drawers with worksurfaces above, these continue around to a peninsula breakfast bar, fitted appliances include Indesit double electric cooker and LPG hob, undercounter integrated fridge, Belfast sink within hard wood work surfaces. There is a Super Compact LPG fired water heater and remote monitor and control for the solar system, including the diesel generator, further rustic shelving, hand made solid wood door leading to DOUBLE BEDROOM with fitted hanging rail, aluminium ladder to galleried mezzanine storage area. Handmade solid wood door to SHOWER ROOM with double cubicle, Separett compost WC, wash hand basin over chest of drawers with cupboards beneath, aqua-board walls, ladder style towel rail, illuminated wall mirror. Special note – we understand that the radiator in the main reception area and the towel rail are not connected to the heating system but there is pipe work provision to do this.







#### OUTBUILDINGS / GUEST CABINS

To the side of the dwelling is a SHED storing the battery and apparatus for the solar system, also including a chest freezer and storage space. GUEST CABIN 1 is of timber construction with double glazed windows with electricity connected and views over the pond. Nearest to this is a BOREHOLE SHED also housing the UV filter as well as supplying three standpipes and three throughs in the fields. Next is a SHED housing the diesel generator. A SHED CLOAKROOM with further Separett compost toilet and wash hand basin, provision for shower (not connected), electricity is connected. LOG SHED. TIMBER GARAGE and WORKSHOP with central and side benches, glass fronted wall cupboards and racking, power and light connected. FUEL SHED and diesel tank. TIMBER GUEST CABIN 2/ART STUDIO covered veranda above decking with galleried sides, half glazed double doors to the main room with fitted wood burner on slate hearth and slate backing, double glazed windows, double aspect. TIMBER GARAGE and CARPORT with bench, shelves, power connected. TIMBER GUEST CABIN 3 once again double glazed with pair of half glazed entrance doors and sundeck.

#### OUTSIDE

As previously mentioned the property and cabins are set within well-tended 1.5 acre (approx) GARDEN, laid to sweeping lawns, interspersed with several fruit trees and masses of specimen trees and shrubs, including Himalayan Strawberry, Ornamental Cherry, Acer, Palm and Twisted Willow, to name but a few. The gardens are bounded by a stream with most attractive pond with Bamboo backdrop, providing colour all year round. At the lane entrance a pair of five bar gates with side pedestrian gate, allow access to a good-sized CAR PARK providing parking for five or six vehicles. An interior five bar gate then leads to a concrete drive which continues as a central track, running between the buildings and onto the fields beyond. There are five interconnected enclosures with water strategically placed, the FIELDS are stock proofed fenced and gently slope. Within one are the 15 adjustable solar panels, each 260W. Beyond these there are some building materials which will be left as well as a horsebox store. Behind the butt structure is a VEGETABLE GARDEN with THREE GREENHOUSES and terraced rustic edged vegetable beds.

#### SERVICES

Solar powered PV electricity generation with a Stephill SSD 6000S 6KVA back up diesel generator. Water is via a 25 metre deep borehole in the garden near the dwelling, with particulate filters and a UV filter. The borehole pump feeds a pressure vessel and then water flows through filters. There is no mains electricity, drainage or water. There is a satellite Freeview television dish. According to Ofcom there is standard broadband available at the property and mobile signal is likely to be limited. For more information please see the Ofcom website: [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

#### DIRECTIONS

From the centre of Braunton, turn right at the traffic lights onto East Street. Proceed along East Street until you reach a junction and pass straight across onto Northdown Road. Continue along this road which will merge onto Boode Road, where you will leave the 30mph speed restriction. At the next junction (Boode Cross), turn right into Buttercombe Lane (unmarked but signposted to Beara). Continue for approximately ¼ mile and the property will be found on the right hand side.

WHAT3WORDS://overlooks.idea.winners





Approximate Area = 667 sq ft / 62 sq m  
 Garages = 464 sq ft / 43.1 sq m  
 Outbuildings = 843 sq ft / 78.3 sq m  
 Total = 1974 sq ft / 183.4 sq m  
 For identification only - Not to scale



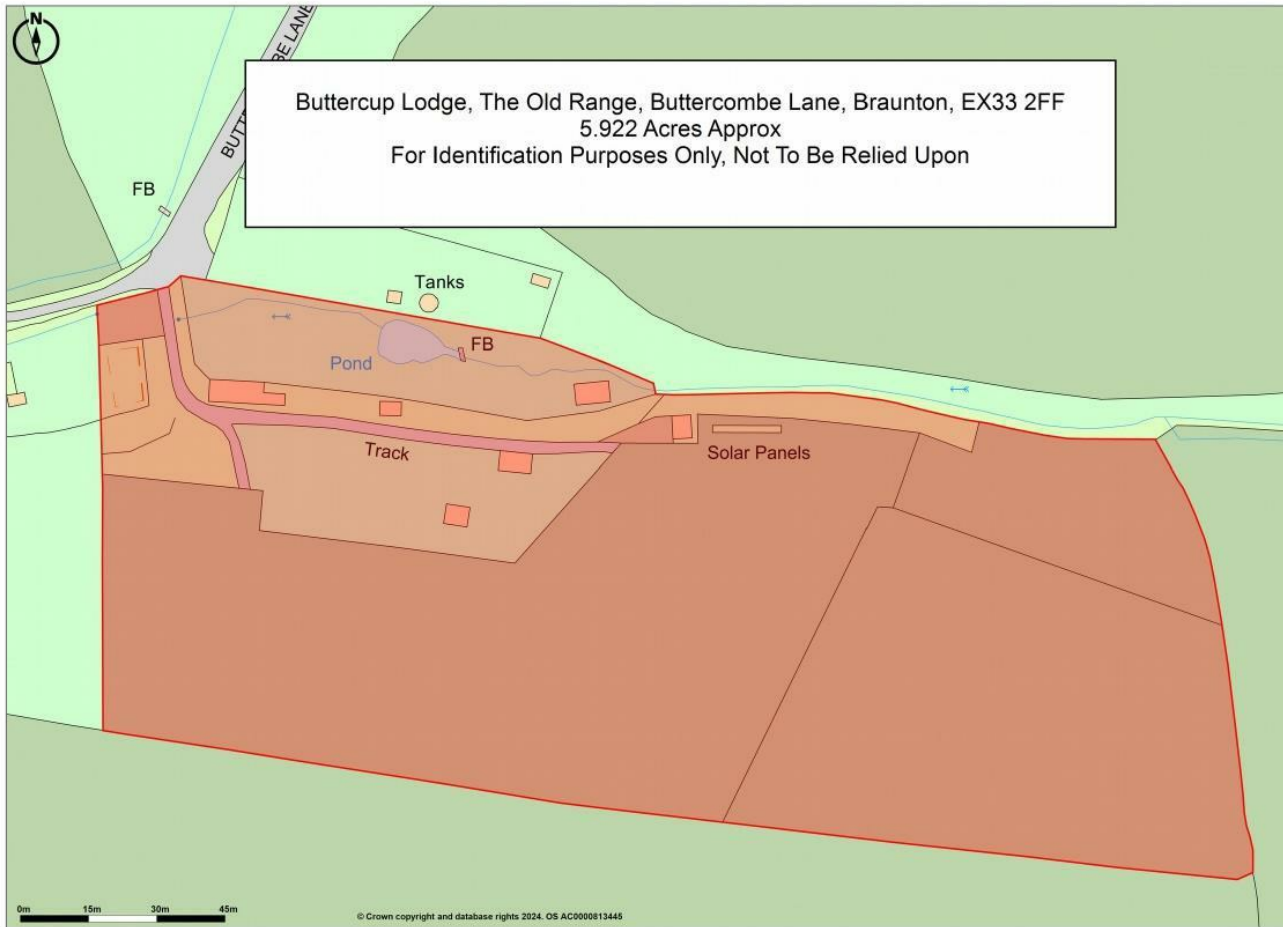
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Stags. REF: 1149374



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			100
(92 plus) A		86	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	





Buttercup Lodge, The Old Range, Buttercombe Lane, Braunton, EX33 2FF  
 5.922 Acres Approx  
 For Identification Purposes Only, Not To Be Relied Upon





