



Home Barton Farmhouse



Home Barton

Barton Lane, Berrynarbor, Ilfracombe, Devon, EX34 9SU

Coastal footpaths, local bus services and village amenities within healthy walking distance. The coast at Combe Martin &

A charming detached period farmhouse with many original rustic features, set in 1.1 acres on the fringe of this favoured village, enjoying fine sea views.

- Hall, 3 Reception Rooms
- Utility, Cloakroom
- Former Dairy/Possible Studio etc
- 1.1 Acres in all, including pasture.
- Council Tax Band E
- Kitchen/Breakfast Room
- 4 Bedrooms, 4 Bathrooms
- Parking for 3/4. Cottage gardens.
- Adjoining buildings available in addition.
- No upward chain. Freehold

Guide Price £699,950

SITUATION & AMENITIES

The farm house is approached by a shared but private, no through track and enjoys an elevated site from which there are breath-taking views towards Hangman's Hill, the Bristol Channel and Welsh coastline in the distance. The property adjoins an original grouping of former period farm buildings, several of which have been converted into dwellings and several more are yet to be converted. Otherwise the house adjoins open countryside and the position is both timeless and tranquil yet, the village centre, local bus services and the South West coastal path are within walking distance. Berrynarbor offers a community post office and store, 13th century village Inn, Church and primary school with outstanding OFSTED rating. The popular North Devon coastal village and beach at Combe Martin is about 2 miles, Watermouth Bay is a similar distance and about 3 ½ miles away is the town of Ilfracombe. Wide open sandy surfing beaches in the Woolacombe area are about 15 minutes by car, Exmoor National park is also easily accessible. Barnstaple, the Regional centre, is 11 miles and houses the area's main business, commercial, leisure and shopping venues as well as District Hospital. At Barnstaple there is access to the North Devon Link road leading through to Junction 27 of the M5 and where Tiverton Parkway offers a fast service of trains to London Paddington in just under two hours.

DIRECTIONS

From the centre of Berrynarbor Village with the Church to your left climb Barton Lane and continue for about half a mile. Before reaching the main coastal road bear right up a track and the property is at the end of this.

WHAT3WORDS//mixer.corkscrew.liberated

SPECIAL NOTE

Across a courtyard, shown in the gallery of photographs, are a range of secondary dwellings and buildings with consent for conversion or potential to convert. These are available as a separate lot, set in 7.3 acres at £710,000. A brochure describing the entire estate is available upon request from the selling agents.

The access driveway is partly owned by a third party and is currently shared and provides access to Home Barton Farm, The Top Shippon and one other.



DESCRIPTION

Understood to originally date from the mid 17th century and to have been the dairy farm for the nearby Watermouth Castle estate, this lovely coastal former farm house presents elevations of painted render and hanging slate beneath a slate roof. Many of the windows are double glazed and other 21st century refinements have been sympathetically and tastefully undertaken to blend well with original period features which include inglenook fireplaces, exposed beams, stone flagged or wooden floors, some stained glass windows etc. The characterful accommodation includes a suite of rooms on the first floor which can be self contained and therefore the property could suit dual occupation or home and income use. The house is complemented by delightful cottage gardens arranged as a series of external 'rooms' and to follow the sun/watch the sunsets over the channel. Two small adjoining paddocks boast the best sea views of all and are ideal for dog exercising, a pony or the good life. Another highlight is the former dairy which would make a perfect studio, office or potential bed/sitting room subject to planning permission. This has a double height vaulted ceiling where there may be potential to add a mezzanine floor, there are also double glazed windows and a stable door. This is certainly a property that needs to be viewed internally to be fully appreciated.

GROUND FLOOR

Front door to ENTRANCE LOBBY herringbone quarry tiled flooring, half glazed inner door to ENTRANCE HALL ornate patterned quarry tiled flooring, shelved recess under stairs, steps down via stain glass panel door to DINING ROOM which features a period fireplace with bresssummer beam and bread oven, fitted wood burner, stone flagged flooring, fuse cupboard, exposed beam, two illuminated display niches, fitted seat to alcove, porch and access to garden. SITTING ROOM also with inglenook fireplace, bresssummer beam, fitted wood burner, shelved recesses flanking either side, painted beamed ceiling. STUDY. KITCHEN/BREAKFAST ROOM fittings include a distressed antique cabinet topped by Belfast sink with slate double drainer worksurfaces, to the left of this is a fixed oak worksurface with storage beneath, there is a gas fired Rayburn for cooking, heating and domestic hot water, ample room for upright fridge/freezer, shelved recess with cupboard under, fitted shelving. UTILITY/ CLOAKROOM with pedestal wash basin, low level WC, washing machine and coat hooks. There are two stair cases rising to the FIRST FLOOR from the main staircase a doorway leads to INNER LANDING with shelved recess, built in airing cupboard and to the potential self contained suite of rooms including BEDROOM 1 with clothes hanging recess, strip wood flooring. BATHROOM with wood panel bath, over head shower, tiled surround, low level WC, wash hand basin, strip wood flooring, ornate period fireplace. REAR LANDING with recess seating area and clothes hanging recess and second staircase leading back down. From the MAIN LANDING. BEDROOM 2 with fine sea views, strip wood flooring, fitted bedside table, EN-SUITE SHOWER ROOM with tiled cubicle, pedestal wash basin, low level WC, heated towel rail/radiator, tiled floor, stained glass window feature. BEDROOM 3 strip wood flooring, EN-SUITE SHOWER ROOM with tiled cubicle, low level WC, pedestal wash hand basin, shelved recess, tiled floor, heated towel rail/radiator. BEDROOM 4 fine sea views, strip wood flooring, stained glass window, sliding door with stained glass panel to EN-SUITE SHOWER ROOM with tiled cubicle, wash hand basin, low level WC, tiled floor, shelving.

OUTSIDE

From the track the property is approached through a private five bar gate which is flanked to the left by a stone wall of the farmhouses garden and then terminates further along and to the right where there is a parking bay for three to four cars aswell as a timber GARDEN SHED. Beyond this area is a gate way leading to an adjoining farmer's land and the farmer exercises a right of way over this from time to time. The pretty cottage gardens are generally wall enclosed and planted with many specimen plants and shrubs, particular features include a circular terrace, there are two wells including a cheese well, gravel terraces. Beyond, approached by a pedestrian gate alternatively from the access drive, are two small paddocks with stock proof fencing and stone wall boundaries, there are two springs within the fields and a pond as well as fabulous views out to sea. In all the garden and grounds amount to about 1.1 acres.

SERVICES

Mains water and electricity, shared private drainage, gas central heating. According to Ofcom superfast broadband is available in the area and mobile signal is likely from a range of suppliers. For more information please see the Ofcom website checker.ofcom.org.uk

VIEWING ARRANGEMENTS

Strictly by appointment with the sole selling agents, Stags Barnstaple – 01271 322 833 / Barnstaple@stags.co.uk . Please note that security cameras are on site.



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.



The Farmhouse

Approximate Area = 2149 sq ft / 199.6 sq m (excludes void)
 Limited Use Area(s) = 26 sq ft / 2.4sq m
 Outbuilding = 180 sq ft / 16.7 sq m
 Total = 2355 sq ft / 218.8 sq m
For identification only - Not to scale

Denotes restricted head height

Ground Floor

- Kitchen / Breakfast Room: 5.23 x 4.57m (17'2" x 15')
- Dining Room: 5.23 x 4.27m (17'2" x 14')
- Study: 3.99 x 2.41m (13'1" x 7'11")
- Sitting Room: 6.22 x 4.17m (20'5" x 13'8")
- Porch
- Studio (Former Dairy): 5.11 x 3.23m (16'9" x 10'7")

First Floor

- Bedroom 2: 5.23 x 2.69m (17'2" x 8'10")
- Bedroom 3: 4.04 x 2.72m (13'3" x 8'11")
- Bedroom 4: 3.66 x 2.39m (12' x 7'10")
- Bedroom 1: 4.01 x 2.72m (13'2" x 8'11")
- Void

Energy Efficiency Rating

Rating	Current	Potential
A (92 plus)		94
B (81-91)		
C (69-80)		
D (55-68)	55	
E (39-54)		
F (21-38)		
G (1-20)		

Very energy efficient - lower running costs
 Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

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