



Brinscott Farmhouse







# Brinscott Farmhouse Long Lane

Berry Down, Combe Martin, Devon, EX34 0PA

Combe Martin/Coast 10 Minutes. On the fringes of Exmoor. Woolacombe 10 miles.

An authentic Grade II Listed detached period farmhouse, together with range of period buildings, set in 4.62 acres, in glorious rural surroundings & enjoying fine views.

- Hall/Study 3 Reception Rooms.
- 5 Bedrooms, 4 Bathrooms.
- Superb attached period party barn.
- Studio, Potential holiday let 'wagon'.
- Council Tax Band G
- 2 Kitchens, Utility Room, Cloakroom.
- Arranged as main house & cottage annexe.
- Other period buildings with potential
- 4.62 acres pasture. Stabling.
- Freehold

Guide Price £965,000

## Stags Barnstaple

30 Boutport Street, Barnstaple, Devon, EX31 1RP

01271 322833 | [barnstaple@stags.co.uk](mailto:barnstaple@stags.co.uk)

## The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | [enquiries@tlo.co.uk](mailto:enquiries@tlo.co.uk)



@StagsProperty

## SITUATION & AMENITIES

Situated at the end of a long private drive on the south side of the A3123 Woolacombe to Blackmoor Gate road. To the north about 3 miles, is the coastal village of Combe Martin with the renowned beaches at Croyde, Putsborough, Saunton (also with Championship golf course) and Woolacombe some 7 miles or so to the west. Blackmoor Gate and the beauty of Exmoor is about 3 miles to the east. Barnstaple, the Regional Centre, is about 11 miles south and offers the area's main business, commercial, leisure and shopping venues as well as North Devon District Hospital. At Barnstaple there is access to the North Devon Link Road which leads on to Junction 27 of the M5 Motorway and where Tiverton Parkway offers a fast service of trains to London Paddington in just over 2 hours.

## DESCRIPTION

This fine detached, period farmhouse presents elevations of stone and painted render, beneath a slate roof. The majority of windows are double glazed. We understand that the property was originally a Devon Long house which still features a 'cross passage' and is Grade II Listed as being of historical and architectural interest. The accommodation boasts many original period features which are complemented by 21st century refinements. The house is currently arranged as main wing with annexe [known as 'The Snicket'] which can easily be adapted to intercommunicate with the core or be self contained ideal for relatives, guests, or paying guests, as at present. The outbuildings include a large attached period barn currently arranged as a fabulous party/leisure space. There is a substantial detached period stone former threshing barn where we understand planning permission was once achieved to convert into several holiday units (since lapsed, however, the original consent included other works which have been commenced and therefore, the remainder may still be live.) The relevant planning references, via North Devon District Council were 28447 and 28448 and dated May 2000) Either way, latest planning guidelines may allow this barn to be converted into a separate residential dwelling subject to planning permission and listing approval. There are also two other moveable structures on site, which may have potential for use as studios, holiday units etc, subject to planning permission. For those interested in equestrian pursuits there is a stable block and the grounds include several paddocks. The gardens complement the property and the grounds also include a wooded area, stream and large spring fed pond.

All in all there is something for everyone at Brinsscott Farmhouse and an internal inspection is strongly recommended.

## GROUND FLOOR

Front door to SITTING/DINING ROOM with slate flagged flooring, part painted panelled walls, featuring fine inglenook fireplace with bread oven, multi fuel burner, bressumer beam above, beamed ceiling, slate flagged floor, double glazed windows with wooden frames, door to porch and garden. Special note there is a sealed door in this room which could lead to the ground floor of the annexe. TV ROOM period fireplace, bread oven, fitted multi fuel stove, 2 shelved recesses, slate flagged floor, beamed ceiling. sealed door to annexe. KITCHEN/BREAKFAST ROOM in grey and yellow with English Beech worksurfaces incorporating single bowl stainless steel sink, plumbing for dishwasher. UTILITY ROOM with pressure cylinder and UV filter for private water supply, cloakroom WC, basin.

## FIRST FLOOR

Airing cupboard housing biomass controls and adjacent wardrobe. BEDROOM 1 built in shelved cupboard. EN-SUITE with tiled shower cubicle, Triton shower unit, pedestal wash basin, low level WC, extractor fan, heater towel rail. BEDROOM 2 with pedestal wash basin. BEDROOM 3 with wash hand basin. BEDROOM 4 with walk in wardrobe (potential en-suite). FAMILY BATHROOM with jacuzzi bath, low level WC, pedestal wash basin, tiled floor. SEPERATE SHOWER ROOM with tiled cubicle, tiled floor, heated towel rail/radiator.

## THE COTTAGE ANNEXE [The Snicket]

### GROUND FLOOR

Entrance directly into the KITCHEN single drainer moulded sink unit, cupboards under, polished granite worksurface, plumbing for dishwasher, space for range, glass and stainless steel extractor hood above, shelved larder cupboard. CLOAKROOM low level WC, wash hand basin, extractor fan. There is a BOILER SHED/OUT HOUSE immediately adjacent to this unit which houses the Worcester boiler. Returning to the kitchen, staircase rising to first floor

### FIRST FLOOR

LIVING ROOM exposed A Frames, built in storage cupboard. BEDROOM (with sealed door intercommunicating to the main house landing), vaulted beamed ceiling, window seat, EN-SUITE BATHROOM with wood panel bath, basin, WC, heated towel rail/radiator.





### OUTBUILDINGS

Linked above the cross passage to the main house is the FORMER BYRE now arranged as a fantastic party room with double height floor to ceiling, stone and concrete floor, seating to one side, pot belly wood burner, Okofen Bio-Mass boiler. There is power and light connected and even a stage. Across the courtyard is the substantial DETACHED STONE FORMER THRESHING BARN arranged in a number of sections. SECTION 1 the open barn has power and light connected and the inverter for the solar panels. One can drive through this from one side to the other. SECTION 2 is a superb double height workshop with mezzanine storage above also with power and light SECTION 3 is a secondary workshop and garage with power and light. SECTION 4 a stable with stone floor. The remains of a further barn provide a sheltered terrace in the garden, ideal for Al Fresco dining. Adjacent to the party barn there is a FORMER GARAGE now housing the hopper for the heating system and TWO ADJACENT STORAGE SHEDS with power and light connected. Within the main field are 2 STABLES a TACK ROOM and HAY STORE with power, light and water connected. Within the orchard paddock is a DETACHED 1 BEDROOM CARAVAN STUDIO with services connected.

### DOTTIE'S RETREAT

This is a moveable reproduction railway wagon/shepherd's hut, sited in the top corner of the large field. It comprises an open plan living room/bedroom with wood burning stove and En suite shower room with cassette WC. Adjacent is an open fronted outside kitchen with water connected as well as a log fired hot tub, which is available by separate negotiation. Dottie's Retreat makes an ideal studio, occasional overspill accommodation or potential holiday let, subject to any necessary consents.

### OUTSIDE

To the rear of the house are attractive, well tended gardens including a charming stone courtyard. To the left of the threshing barn is a SMALL Paddock with 5 bar gated access, running down to the scenic spring fed pond. The MAIN Paddock is behind the property, enclosed by stock proof fencing with a dog exercising trail surrounding it, below this is a picnic area, most attractive stream and small wood. To the right of the sweeping access driveway is the ORCHARD FIELD running down to CHICKEN Paddock and ALLOTMENT FIELD. There are also TWO POULTRY SHEDS.

### SERVICES

The main house benefits from a Bio-mass central heating system. We understand that the system has been upgraded in recent years. The annexe has Calor gas heating. There are solar panels on the roof of the barn which produce income. There is a modern private drainage system. Water is via private borehole with new filtration system. There is mains electricity. According to Ofcom standard broadband is 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)

### SPECIAL NOTE

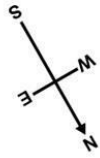
We understand that a neighbour has a right to cross the top of the drive to move animals from 1 part of his farm to another and exercises this every other month or so.

### DIRECTIONS

Traveling from Woolacombe direction to Blackmoor gate direction on the A3123 from Bray Down Cross the property will be found after approximately ¼ of a mile on the right hand side identified by our for sale board. PLEASE DO NOT USE SAT NAV AS IT WILL TAKE YOU TO THE WRONG LOCATION.

PLEASE USE WHAT3WORDS:///claw.poodle.carver

Approximate Area = 2001 sq ft / 185.8 sq m  
 Limited Use Area(s) = 49 sq ft / 4.6 sq m  
 Annex = 734 sq ft / 68.2 sq m  
 Outbuildings = 2761 sq ft / 256.5 sq m  
 Total = 5545 sq ft / 515 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). © nrichcom 2024. Produced for Stags. REF: 664507



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	38	43
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



