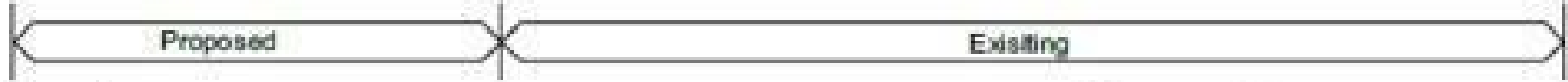




Oakcroft







Proposed South Elevation





# Oakcroft

Kerscott, Swimbridge, Barnstaple, Devon, EX32 0QA

Sought after rural location close to Barnstaple, South Molton, West Buckland School & the Link Road

A opportunity to finish an exciting project and create your own bespoke 'Grand Design' - This detached country residence with newly added self contained habitable wing, offers 6 bedrooms overall, and is set in 5.3 acres off a quiet, leafy lane.

- Hall, 3 Reception Rooms.
- Kitchen, Utility & Plant Rooms
- 6 Bedrooms, 5 Bathrooms
- Includes self contained wing.
- Suit Dual Occupation
- Suit Home & Income.
- 5.3 Acres garden, pasture & pond.
- Extensive Parking.
- Council Tax Band E.
- Freehold

Guide Price £795,000

## Stags Barnstaple

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@StagsProperty



## SITUATION & AMENITIES

In a favoured hamlet, close to the popular village of Swimbridge which offers church, primary school, public house and community hall. The larger village of Landkey lies around 3 miles away and offers more extensive amenities as well as access to the North Devon Link Road which leads through to Junction 27 of the M5, part of the national motorway network, in around 45 minutes or so. Close by is Tiverton Parkway with a fast service of trains to London Paddington in just over two hours. Barnstaple railhead also provides a link to the National railway system. Barnstaple itself is around 5 miles and as the regional centre, offers the area's main business, commercial, leisure and shopping venues as well as live theatre and District Hospital. North Devon's famous sandy, surfing beaches at Saunton (also with championship golf course), Croyde, Woolacombe and Putsborough are 30-40 minutes away. Exmoor National Park is less than 15 minutes by car. The area is well served by excellent state and private schools including the highly regarded West Buckland School, which is a short car journey away.

## DESCRIPTION

This substantial detached property was originally built as a bungalow which has evolved over subsequent years in terms of extensions and remodelling of the accommodation. Most recently planning permission was granted by North Devon Council under planning reference 70370 on 12th November 2019, for "Extensions and alterations to dwelling and dormer window to rear". The majority of this work has subsequently been undertaken and a new self-contained two storey annexe added, which is largely completed and habitable. The original chalet residence is also habitable but remains largely as it was. Accordingly, this is an opportunity for a purchaser to finish the project to their own bespoke requirements. Although the annexe is self-contained it is quite possible to open up a linking doorway, in order that the property could be utilised as one large six bedroom family house or as it stands, for dual occupation by parts of the same family or various home and income uses. The rear elevation drawings shown on these particulars are taken from the North Devon Council Planning website and show the property as it might look in a completed form. The floorplan provided shows the existing accommodation, however further floorplans and documentation are available to view on the North Devon Council Planning website, quoting the planning reference provided, where prospective purchasers can view how the property might be further re-configured. Oakcroft is being sold with the benefit of many building materials on site, a schedule of which is available upon request from the selling agents.

Externally, the property is complemented by delightful gardens and grounds. Working from the front there is a good parking area. There are mature gardens to the right and rear of the dwelling, a productive kitchen garden and orchard, two interconnecting pasture fields which have separate access points from the approach lane, via the orchard, or alternatively from a rear access lane. The land lends itself to equestrian uses or potential commercial enterprises such as camping etc (subject to any necessary planning permission). There is a most attractive natural pond overhung by a mature oak tree which provides shade. The pond also features some well-established Gunera. Directly opposite the property, across the lane, is an extensive additional carparking area, bounded and screened by mature trees. This can accommodate at least 10 vehicles or vehicles and a motorhome/caravan/boat etc, or ideal to accommodate a fleet of commercial vehicles etc.

The original core of the property presents elevations of painted render with double glazed windows (some new), beneath a tiled roof. The two-storey annexe extension presents elevations of larch cladding, beneath a slate roof. There is some brick facing to the rear elevation at garden level. The new wing has dark grey aluminium windows and doors. The elevation drawing taken from the council website, shows that the intention would be for the entire property to have a new slate roof and to be balanced in terms of Dormers and bi-fold doors on the garden level. The same drawing shows full or Juliet balconies in glass, accessed from the ground floor level.

## ORIGINAL CORE GROUND FLOOR

Front door to ENTRANCE HALL. SITTING ROOM feature fireplace, replacement French doors to outside, multipaned glazed door to DINING ROOM. KITCHEN Furnfix cream units, up-and-over cupboards, black granite worktops, Belfast sink with mixer taps, sand coloured tiled flooring. INNER HALLWAY with understairs storage space. BEDROOM 2 window to rear, built-in storage cupboards. BEDROOM 3 built-in storage cupboards. BEDROOM 4 a light and spacious double room with views to front, built-in storage cupboard. FAMILY BATHROOM beige coloured suite comprising large corner panel enclosed bath with mixer taps and shower over, fully tiled sand coloured walls, pedestal wash basin, mixer taps, low level WC. SHOWER ROOM low level WC, pedestal wash basin, mixer tap, green marble effect half tiled walls and white tiled floor, shower cubicle with double doors and electric Mira Sport shower above, heated towel rail.

## ORIGINAL CORE FIRST FLOOR

MASTER BEDROOM 1 a spacious open plan room with Velux window, built-in storage, double French UPVC doors opening to small BALCONY overlooking the garden with views beyond. EN-SUITE SHOWER ROOM Velux window, built-in low level WC, built-in vanity basin with mirror and granite effect work top, shower cubicle with electric power shower, storage cupboards.







#### THE ANNEXE

Half glazed stable door to ENTRANCE HALL cloaks cupboard, slate flooring. SHOWER ROOM with tiled cubicle, wash hand basin, low level WC, mirror fronted medicine cabinet, shaver point, slate flooring. OPEN PLAN LIVING/DINING ROOM with vaulted 'A' framed ceiling, part slate flooring, fitted bookcase, further recessed bookcase (potential door to original core). POTENTIAL MEZZANINE storage level above. The room is double aspect and has one wall of bi-fold doors and another of sliding glazed doors, each opening onto PROPOSED BALCONY AREAS. There is a cylindrical wood burner on slate hearth. Returning to the entrance hall BEDROOM 6/STUDY with slate flooring. Staircase down from reception area to garden level and LOBBY with cupboard housing pipework for underfloor heating. UTILITY ROOM with 1 ½ bowl Franke sink unit, adjoining oak worksurfaces, cupboards and appliance space under, further work surfaces, cupboards under, space for upright fridge/freezer, slate flooring. BEDROOM 5 with slate flooring, sliding glazed doors to COVERED VERANDA. EN-SUITE SHOWER ROOM with walk in shower cubicle, fitted low level WC, plumbing for wash basins and bath, slate flooring.

#### OUTSIDE

Accessed externally is a PLANT ROOM which accommodates the water tank and apparatus for the solar panels. Adjacent, is a separately accessed UTILITY ROOM with plumbing for washing machine and stable door. The property is set back from a quiet country lane and accessed via black wrought iron gates, to a generous parking area. There are independent front doors to the original core and the annexe. Adjacent to the annexe is an attractive Wisteria. To the left of the property there is a side access path and LARGE TIMBER GARDEN SHED, leading down to the rear where there are SWEEPING LAWNS interspersed by mature specimen trees and shrubs including a fine Weeping Willow. There is a second GARDEN SHED, as you look at the property to the left. The garden leads directly into the first of the PADDOCKS, currently left to nature. A grass pathway leads onto a TIMBER LOG STORE and Nissen hut. To the right is a small orchard paddock with return gate to the access lane and interior gate, in order that the paddocks can be accessed. Continuing to the right, there is a generous KITCHEN & SOFT FRUIT GARDEN which is well maintained and fence enclosed. Beyond this, is the most attractive spring fed pond. A grass pathway then leads on to the second of the paddocks which has a water trough in between. The rear paddock is fence enclosed and has a separate access gate from a top lane. Returning to the front of the property, on the opposite side of the road, is the former quarry and wooded area, now providing extensive car parking space etc.

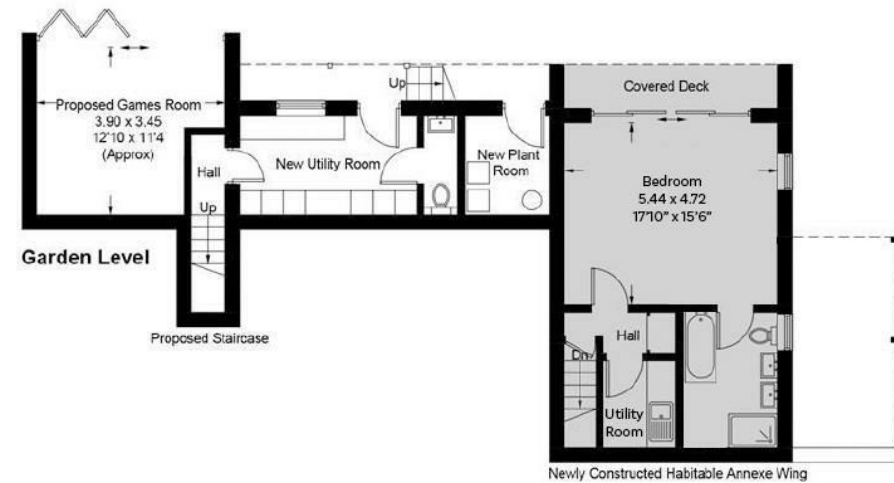
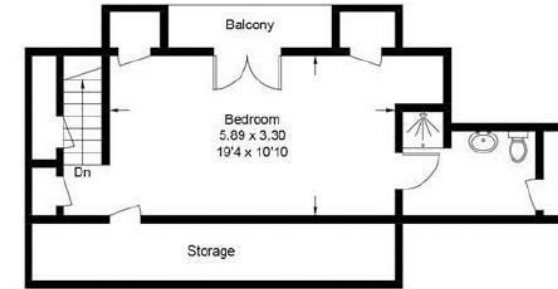
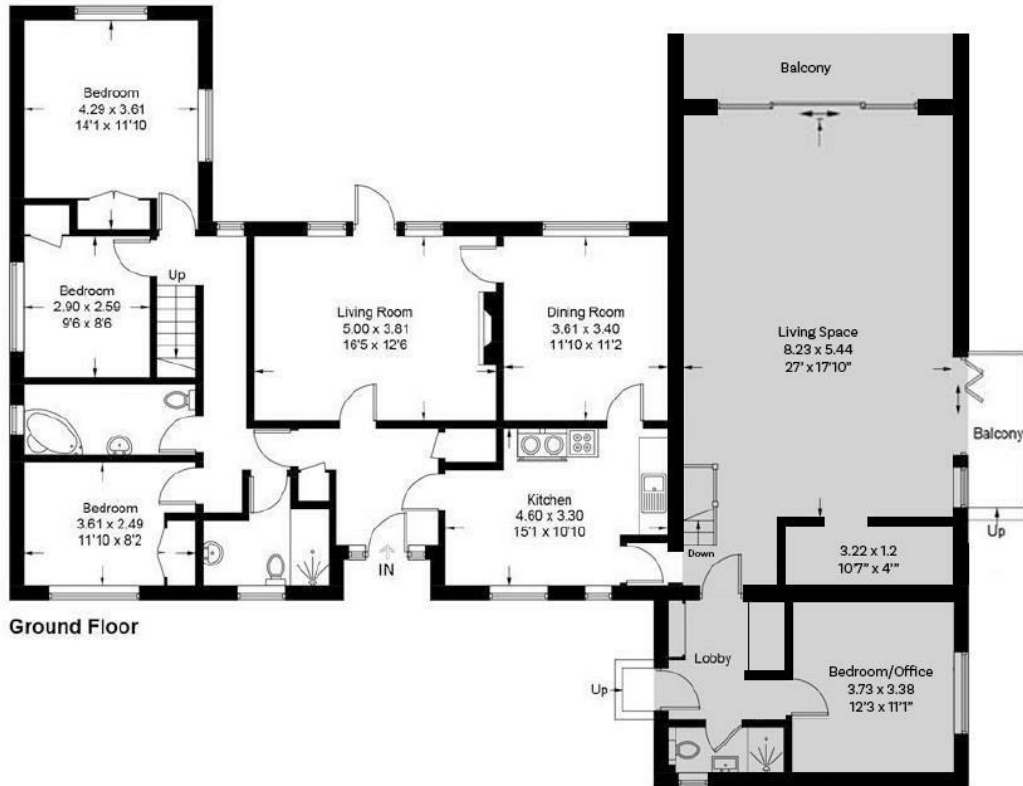
#### SERVICES

Drainage is to a newly installed private system, we understand that a new water main has been laid and there is therefore mains water. A new air source heat pump system is in place, already heating the annexe and the hot water for the original core. This is supplemented by solar panels which are connected. Fibre optic broadband is connected. Mains electricity is connected.

#### DIRECTIONS

From Barnstaple join the A361 towards South Molton, after a short distance, turn right signposted 'Landkey'. Proceed through the village and on to Swimbridge with the Jack Russell pub on your right, continue proceeding up the hill for approximately 0.5 mile. At the junction signed 'Bydown', turn right and within a very short distance, turn left into the lower lane, where the access to Oakcroft will be seen within a short distance on the left.





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>		<b>84</b>
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(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	







