



Harford Villa & Harford Barn











# Harford Villa & Harford Barn

Landkey, Barnstaple, Devon, EX32 0LH

In a rural setting 3 miles from central Barnstaple. Also within easy access of the Coast & Exmoor

A fine, stone farmhouse and annexe, set in 0.66 of an acre in a timeless setting on the fringe of a popular village.

- 4 Bedroom Stone House & 3 Bedroom Barn
- 0.66 of an Acre
- Stunning well stocked Gardens
- Rural but not isolated
- Council Tax Band D
- Home & Income/Dual Occupancy
- Solar PV and Pellet Boiler
- Countryside Views
- No Near Neighbours
- Freehold

Guide Price £1,100,000

## Stags Barnstaple

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**SITUATION AND AMENITIES**

Situated on the edge of the village of Landkey with no near neighbours and enjoying countryside views. Amenities in the village include; Regular bus service, village pub (The Castle Inn), which serves food, a well regarded primary school and parish church, pretty Village Millennium Greenspace with stream and provides a safe space for children to play as well as dog walking. The nearby village of Swimbridge offers further amenities including another popular pub (The Jack Russell), which also serves food, and further primary school. Located between Landkey and Swimbridge is Venn Valley Vineyard which is one of only a few vineyards in North Devon and has an onsite café and hosts evening food events. The property is just 6 miles from West Buckland village and is therefore within the West Buckland school catchment area. Barnstaple, North Devon's regional centre, is about 3 miles and houses the area's main business, commercial, leisure and shopping venues, as well as the North Devon District hospital. Fast road access to the area is provided by the A361, North Devon Link Road, which connects directly with the M5 at Junction 27, where there is also a main line railway station on the London Paddington line at Tiverton Parkway. There is also easy access to Exmoor National Park to the north east, offering excellent walking and riding. The property is also well located for exploring the whole of the North Devon area, including the dramatic coastline which at its nearest lies about 8 miles beyond Barnstaple and includes some of the best beaches in the South West at Croyde, Putsborough, Saunton (also with championship golf course) and Woolacombe to name but a few.

**DESCRIPTION**

Harford Villa and Barn offers the opportunity for a lifestyle change where the components are versatile and could suit a number of uses. The property presents elevations of stone with Oak double glazed windows, beneath a slate roof. The property incorporates a self-contained 2 storey barn, which provides additional accommodation as a guest wing, dual occupation or to provide income. The gardens really do complement the property and are quite beautiful, with a plethora of trees, shrubs, plants and vegetables. The layout of accommodation with approximate dimensions is more clearly identified upon the accompanying floorplans, but comprises:

**HARFORD VILLA**

**GROUND FLOOR**

Covered oak porch with security lighting, leading to front door with sash window to front, tiled floor which continues into dining/family room (described later). Doors off to hallway; CLOAKROOM WC tiled floor, partly tiled walls, dual flush WC, vanity hand wash basin with mixer tap, heated towel rail, extractor fan. SNUG with window to front elevation, fitted carpets, log burner on tiled hearth, door leading into KITCHEN (described later).

LIVING ROOM triple aspect room with windows to front and side, log burner, fitted carpets, bi-fold doors leading to; KITCHEN/DINING/FAMILY ROOM bifold doors leading directly to the rear garden, two lantern roof lights.

Symphony kitchen with wall and base units, integrated fridge, freezer, dishwasher, two ovens and combi microwave oven, halogen four point hob with stainless steel extractor over, tiled splashback, resin worktops, 1 ½ stainless steel sink and drainer with mixer tap, under unit lighting, tiled floor, opening into;

UTILITY ROOM with door leading to rear garden, space for white goods, roll top worksurface with stainless steel sink and drainer.

BEDROOM 4 double room with windows to front, fitted carpets. EN-SUITE SHOWER ROOM three-piece suite, dual flush WC, vanity hand wash basin, mixer tap, mirror and light above, tiled shower, extractor fan. Door off to PLANT ROOM with further door to outside, ETA pellet boiler, useful storage cupboards, pressurised hot water tanks.

**FIRST FLOOR**

LANDING with fitted carpets, loft access via hatch, window to rear overlooking garden and surrounding countryside. BEDROOM 1 window to rear overlooking garden with countryside views, fitted carpets, full length wardrobes. EN-SUITE window to front, underfloor heating, tiled floor, partly tiled walls, four-piece suite comprising panelled bath, vanity hand wash basin with mixer tap, mirror and light above, dual flush WC, double shower, heated towel rail. BEDROOM 2 dual aspect with windows to rear and side, most stunning countryside views, fitted carpet. BEDROOM 3 further double bedroom also dual aspect with windows to front and side, again enjoying countryside views, fitted carpet. EN-SUITE with underfloor heating, tiled floor, partly tiled walls, window to front, white suite comprising dual flush WC, vanity hand wash basin with mixer tap, mirror and light above, tiled shower, extractor fan. BATHROOM white suite comprising panelled bath, shower over, dual flush WX, vanity hand wash basin with mirror and light above, tiled floor, partly tiled walls, heated towel rail, extractor fan and underfloor heating.







### OUTSIDE

Gated access at the side off driveway leads to paved path and SUN TERRACE with direct access to the lawns. FURTHER GRAVELLED TERRACE and pathway meandering around the garden and off to the VEGETABLE GARDEN and workshop. ADDITIONAL RAISED VEGETABLE GARDEN. GAZEBO, WORKSHOP with power and light, outside lighting and security lighting, additional double doors with access for mowing equipment etc. There is also sliding doors leading to POTTING SHED, further windows looking onto garden. A central focal point to the garden is a stunning mature Copper Beach Tree. Garden partially divided into 'rooms' with central stone wall. ADDITIONAL SUN TERRACE with pergola, all enjoying stunning countryside views. To the front of the property is a gated gravelled driveway with ample parking and turning for multiple vehicles. LEVEL LAWN with two mature Eucalyptus Trees, WOODSTORE. PRIVATE TREATMENT PLANT. Both the front and rear gardens have an irrigation system, outside light and power points.

### HARFORD BARN

The adjoining barn has consent for the use as an annexe for a dependant relative or as a holiday let that can be used for 10 months of the year.

### GROUND FLOOR

ENTRANCE HALL with built-in units, entrance matting, loft access via hatch, archway through to KITCHEN/DINING ROOM with windows to front and rear, vinyl flooring, matching wall and base units with high gloss finish, integrated electric oven and hob, extractor over, built-in microwave, dishwasher, space for washing machine, roll top work surface, inset 1 ½ sink and drainer with mixer tap, space for 6 seater dining table. Doorway into LIVING ROOM with sliding doors leading to courtyard style garden, log burner on slate hearth, windows to front. SEPARATE DINING/SNUG AREA with windows to side and rear, further door leading off to driveway. BEDROOM 1 situated off the entrance hall, windows to front, door leading to rear courtyard, fitted carpets. EN-SUITE white suite comprising dual flush WC, vanity hand wash basin with mixer tap, mirror and light above, quadrant shower, heated towel rail, tiled floor to ceiling, opaque window to rear, extractor fan.

### FIRST FLOOR

Oak staircase leads to first floor LANDING fitted carpets, and stairwell lighting, Velux style window. SMALL SNUG AREA. BEDROOM 2 Velux style windows to front and rear, additional low level window, fitted carpets. BEDROOM 3 dual aspect room with windows to side and Velux to rear, fitted carpets, built in wardrobe and cupboard. SHOWER ROOM with Velux style window to rear, tiled floor and walls, white suite comprising dual flush WC with mixer tap, mirror and light above, quadrant shower, extractor fan.

### OUTSIDE

ENCLOSED COURTYARD STYLE GARDEN with stone walling. SUMMERHOUSE. Outside lighting. Gate leading to garden for main house.

### SERVICES

Mains water and electric.  
Private drainage (Treatment plant).  
Underfloor heating on ground floor in the house and barn, radiators on the first floor.  
Pellet boiler with 8 years remaining of an RHI heat incentive scheme.  
Solar PV installed 2012 with the remainder of a 25 year feed in tariff.  
(Currently generating approximately £3,000 income from the above incentives).

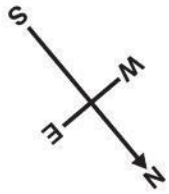
According to Ofcom, superfast broadband is available at the property and there is the likelihood of coverage from several mobile phone networks. For more information please see the Ofcom website: <https://checker.ofcom.org.uk/>

### DIRECTIONS

From the North Devon Link Road (A361), turn onto Blakes Hill Road, signposted Landkey/Swimbridge. Take the first left hand turn onto Birch Road for approximately 1.2km where the property can be found on the right hand side, prior to the sharp right hand bend.

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Denotes restricted  
head height

Approximate Area = 2395 sq ft / 222.5 sq m

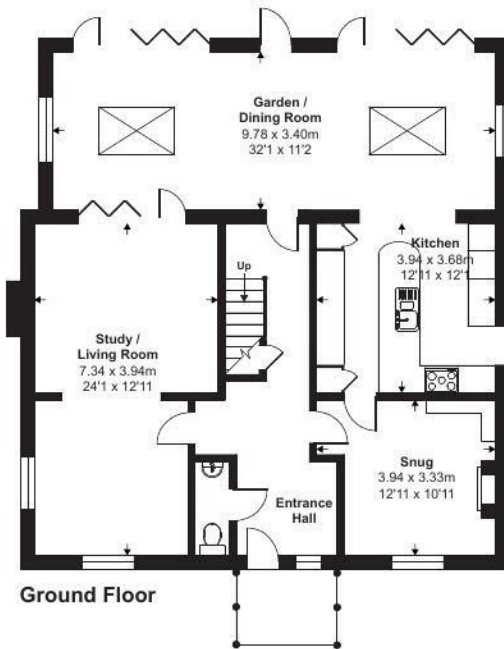
Limited Use Area(s) = 73 sq ft / 6.8 sq m

Outbuilding = 381 sq ft / 35.4 sq m

Annexe = 1067 sq ft / 99.1 sq m

Total = 3916 sq ft / 363.8 sq m

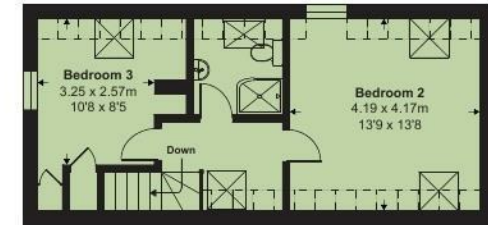
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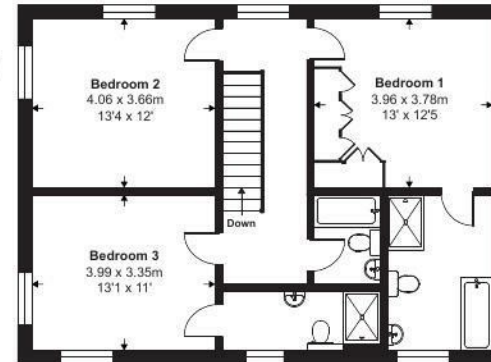
Ground Floor



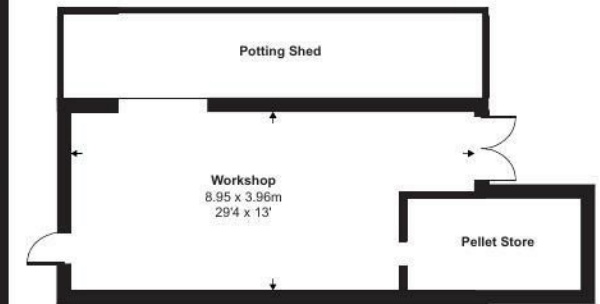
Annexe  
Ground Floor



Annexe  
First Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nitchecom 2024.  
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STAGS

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		75
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		75
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 