



Homepark Farm











# Homepark Farm Kings Heanton

Marwood, Barnstaple, Devon, EX31 4ED

Within 15 minutes drive of Barnstaple, the Coast & Exmoor. Also on the right side of Barnstaple for access to the hospital.

A mature detached bungalow, together with range of former farm buildings [with potential stpp] set in 7.24 acres of mainly pasture on the rural fringe of this favoured, timeless village

- Entrance Lobby & Hall
- Snug/Sun Room, Kitchen
- 4 Bedrooms [1 currently a Study]
- Detached period shippen/garaging
- Gardens, orchard, pasture
- Sitting Room/Dining Room
- Utility Room, Rear Lobby
- 2 Bathrooms, Oil fired C.H.
- 2 Barns each about 60' x 25'
- Council tax band E. Freehold

Offers In Excess Of £695,000

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## SITUATION & AMENITIES

Within a conservation area, fronting a quiet no-through lane, set within its own grounds adjoining open fields close to a bridleway and footpath which leads to open countryside – ideal for rambling, dog walking etc. Also within healthy walking distance is Marwood Gardens & Tea Rooms, and within easy access of Marwood Primary School. Barnstaple is about 3 miles and as the regional centre houses the area's main business, commercial, and leisure venues, as well as live theatre and district hospital, which is located on the edge of the town. From Barnstaple the North Devon Link Road leads through to Jct.27 of the M5 motorway in about 45 minutes, while Barnstaple provides a link to the National Railway system. The North Devon coast is within easy reach, and the popular surfing beaches at Saunton (also with a Championship Golf Course), Croyde Bay, Putsborough, Woolacombe and the vibrant fishing village of Instow (in the opposite direction), are all readily accessible. Through the lanes the popular village of Braunton is also about 3 miles. Exmoor National Park is within easy reach. The nearest international airports are at Bristol and Exeter.

## DESCRIPTION

On the market for the first time in 47 years, this individual detached bungalow presents part-painted rendered and part stone-clad elevations, with double glazed windows, beneath a tiled roof. We understand that the property was originally built as a pair of bungalows during the 1960s, but has been remodelled and modernised in more recent years. The accommodation remains versatile and could accommodate dual occupation by parts of the same family if required. Outbuildings include a DETACHED GARAGE. BLOCK/PERIOD SHIPPON (with potential for conversion to ancillary accommodation, subject to planning permission), 2 BARNS also with potential for conversion/replacement, subject to planning permission, and a further range of smaller buildings. There is ample additional parking, GARDENS, ORCHARD and PADDOCKS – in all about 7.24 acres.

Double glazed ENTRANCE PORCH with tiled flooring and half glazed door to ENTRANCE HALL. Overhead electric heater. SNUG/GARDEN ROOM in two distinct zones, separated by an open archway. The SNUG has a stone fireplace with fitted Jotul woodburning stove on stone hearth, which is part inset into the stone surround and partly protrudes into the room. The UPVC double glazed GARDEN ROOM overlooks the GARDEN with views beyond. SITTING/DINING ROOM a spacious double aspect room featuring walk-in Inglenook style fireplace with fitted woodburner on tiled hearth, beamed ceiling, 2 ornate timber window surrounds. Ornate double sliding barred timber internal window/hatch to UTILITY ROOM/KITCHEN 2 a good range of units incorporating single drainer stainless steel sink, cupboards and drawers beneath, adjoining work surfaces, space and plumbing for washing machine and tumble dryer, wall mounted cupboards, overhead Myson electric heater. Door to REAR PORCH also accommodating Grant oil-fired boiler for partial central heating and domestic hot water. Stable door to LEAN TO/CARPORT. KITCHEN fitted with antique style pine units and marble effect work surfaces, single drainer stainless steel sink unit, Hygena 4-ring calor gas hob with extractor hood over, glazed fronted wall cupboards, Diplomat double electric oven, cupboard housing hot water cylinder, separate meter cupboard. Archway to INNER HALL from the UTILITY AREA. BEDROOMS 3 & 4 currently open as one, but can be divided by a timber partition with overhead cupboards either side. SHOWER ROOM with double cubicle, aquaboard surround, Triton shower unit, low level wc, pedestal wash basin, heated towel rail/radiator, electric wall heater. SECONDARY HALL with trap to loft, leading to BEDROOM 1 a range of fitted wardrobes and chest of drawers to one wall, matching chests of drawers, double bed and matching bedhead are included. BEDROOM 2 currently utilised as a STUDY with fitted bookcases, partially glass fronted to one wall, further cupboards and shelving. FAMILY BATHROOM panelled bath with mixer tap/shower attachment, pedestal wash basin, mirror fronted medicine cabinet, low level wc, electric wall heater, tiled flooring and walls.







### OUTBUILDINGS

The DETACHED FORMER SHIPPON presents painted rendered elevations with stone detail, beneath a folded steel roof, and 2 windows within the structure. There are 2 up-and-over doors. The building currently provides garaging, but could easily be adapted to a WORKSHOPS or potentially converted to ancillary accommodation subject to planning permission. Next comes a 5-bay single storey POLE BARN and beyond this a timber-framed dilapidated SMALL BARN, and behind both is a POLY TUNNEL. There are then the 2 block and steel-framed MODERN BARNs clad in folded steel. The first is currently utilised as GARAGING/STORAGE and the second as WORKSHOP with power and light connected. From the lane there are double wooden entrance gates. The drive passes the SHIPPON, then runs up past the buildings and terminates at the rear of the bungalow, and the aforementioned CAR PORT. There are areas of LAWN at the front and rear of the dwelling. Beyond the buildings is an ORCHARD and above one large PASTURE FIELD, which is hedge enclosed, has stock-proof fencing and water connected. There is a separate gate into this from the bridleway. The garden also features a large TERRACE and has been left as a blank canvas with ease of maintenance in mind. There are some fine specimen trees and shrubs, including a Monkey Puzzle tree.

### SPECIAL NOTE

The property is being sold subject to an 'overage' clause within the contract. This only applies if a subsequent owner achieves consent for separate independent dwelling/s. If consent is obtained for ancillary/annexe use where the structure is 'tied' in planning terms to the existing dwelling, it would not apply. The vendor's solicitor will be produce the appropriate document, but the basis of it will be as follows: 'in the event that a subsequent owner achieves planning consent for independent dwelling or dwellings, whether that is for conversion or replacement of the existing barn/barns, or another plot on site, the vendor or her successors will be entitled to 25% of any 'uplift' in value, for a period of 30 years, from the date of completion. Payment will become due within 6 months of the date the consent is achieved.'

### SERVICES

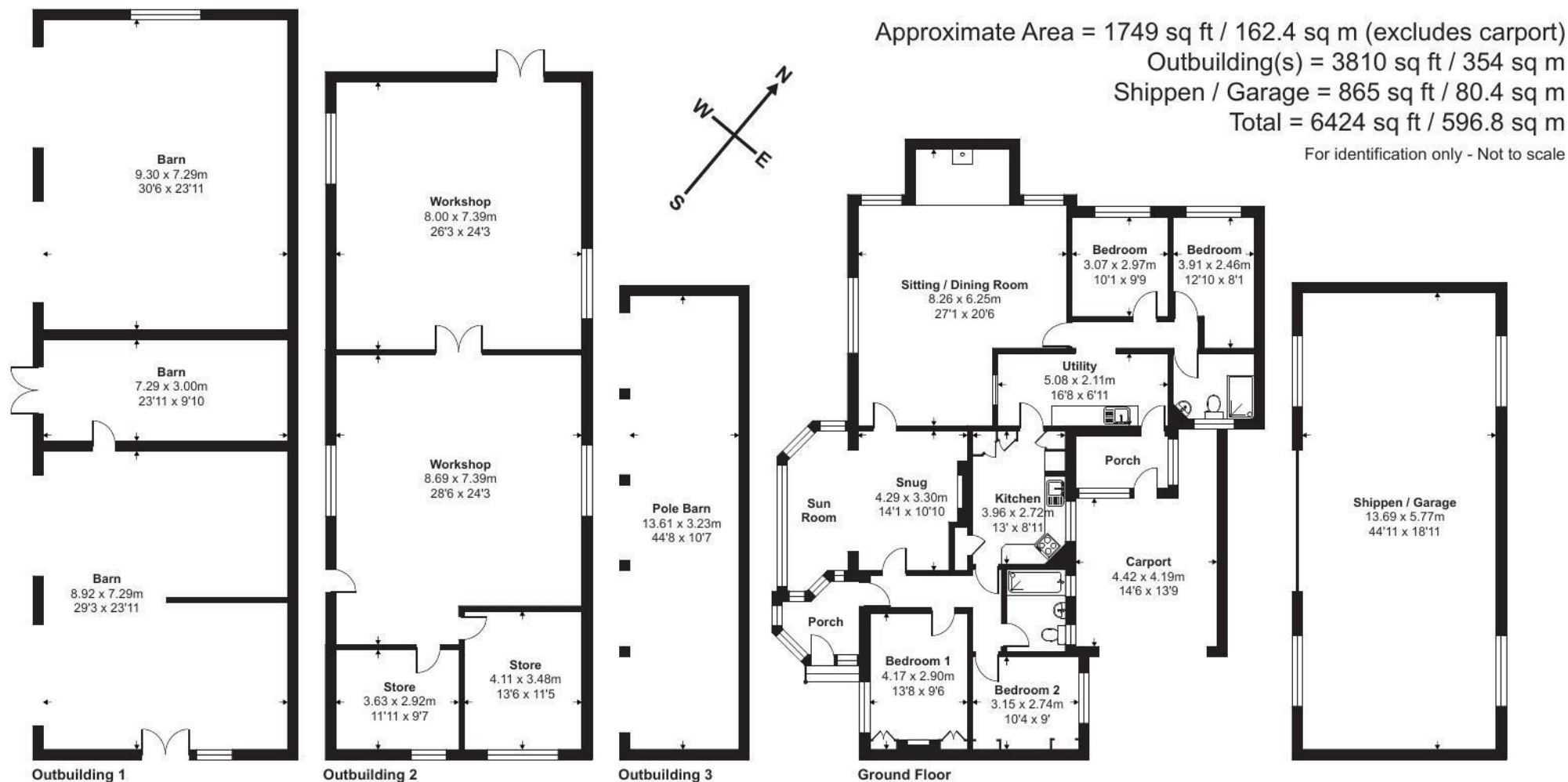
Central heating is partly oil-fired and partly electric. There is mains electricity, supplemented by solar panels on the roof of the dwelling. There are also 2 wood burners. Mains drainage and water are understood to be connected. According to OFCOM superfast broadband is available at the property and 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

What3Words/////luck.smile.lasted

From Barnstaple town centre, take the A39 signposted Lynton. At Pilton Causeway past Yeo Vale Road and St Georges Road on the right, take the next turning left into Pilton Quay. Go past Pilton Street on the right and take the next turning right into Abbey Road. At the top turn left onto Under Minnow Road and follow this road for about 2 miles to Patrixford. As you enter the village take the first turning on the right to Kings Heanton, and continue for approximately ½ mile. At the 'T' junction turn right and the entrance to the property is on the right, at the end of the lane before it becomes a track.





Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Stags. REF: 1251147



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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>		
(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

74

56







