



Middle Week

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Kentisbury, Barnstaple, EX31 4NH

Local restaurant, school, church & village hall, walking distance.
Exmoor 5 minutes. Barnstaple & the Coast, 20 minutes.

A charming detached period residence set in over 2 acres, off a quiet lane with superb views, close to the fringes of West Exmoor.

- Porch, Hall, Kitchen/Breakfast Room
- 2 Reception Room, Garden Room Room
- Utility Room, Oil C.H.
- 4 Bedrooms, 2 Bathrooms
- Barn provides car ports and workshop
- Additional parking
- Mature, secluded 2 acre grounds
- No upward chain
- Council Tax Band E
- Freehold

Guide Price £795,000

SITUATION & AMENITIES

Kentisbury is a rural Civil Parish in North Devon, bordering the Exmoor National Park, consisting of three small Hamlets – Patchole, Kentisbury Ford and Kentisbury. The property is set back from a quiet, little-used country lane, in a peaceful and secluded setting, on high ground and enjoying superb views into the valley below. The property is very close to the edge of Exmoor itself, and just a short drive from the North Devon coastline. Approximately 3 miles away, the village of Combe Martin offers a variety of everyday amenities such as local shops, small supermarket, pubs, restaurants and cafes, as well as beautiful bay and beach offering coastal walks. A further 5 miles along the coast, Ilfracombe offers more comprehensive facilities, including supermarkets and live theatre. Barnstaple is around 10 miles away, and as the regional centre accommodates the area’s main business, commercial, shopping and leisure venues, as well as Pannier Market, live theatre and District hospital. Schooling in the area includes Kentisbury primary school just down the road. Further primary schools can be found in Parracombe and Combe Martin, as well as secondary schools in Ilfracombe and Barnstaple. The reputable West Buckland private school is just over 11 miles away. The nearby A39 provides access to Barnstaple and the A361, which runs onto Jct.27 of the M5 Motorway, and where Tiverton Parkway offer a fast service train to London Paddington in just over 2 hours. The nearest international airports are at Bristol and Exeter. North Devon’s famous surfing beaches at Croyde, Puttsborough, Sauntton (also a Championship Golf Course) and Woolacombe are all around 30 minutes by car. Within a healthy walking distance is Kentisbury Grange, a local hotel and restaurant. The National Trust’s Arlington Court is on the other side of the village and offers extensive acreage for rambling/dog walking.



DESCRIPTION

Middle Week presents elevations of painted stone with double glazed windows, beneath a slate roof. We understand that the property originates from the 1700s, and was built as three farm workers' cottages. The characterful and versatile accommodation combines period features such as Inglenook fireplaces, exposed beams and stone flagged floors, with more contemporary refinements including the installation of new kitchen units in 2021. Adjacent to the house is a substantial barn, currently utilised for garaging and workshop, but possibly with potential for development to provide ancillary accommodation/holiday let or similar, subject to any necessary planning permission being obtained. The property is set in just over 2 acres of secluded gardens. There are water features, a small area of copse and potential for a paddock.

ACCOMMODATION

GROUND FLOOR

Although there is a front door, FRONT PORCH and small ENTRANCE LOBBY, access is generally from the PARKING AREA into the REAR HALL which has a stone flagged floor. There is a walk-in CUPBOARD under the stairs. DINING ROOM also with stone flagged flooring, Inglenook fireplace with bread oven, wood burner with shelves flank either side, both with cupboards beneath. SITTING ROOM a double aspect room with fireplace, recessed wood burner, arch stone feature to left hand side, wood effect flooring, exposed beams. GARDEN ROOM with UPVC framed windows to three sides, pair of French doors to GARDEN, stripped wood flooring, slate window sills. Returning to the HALLWAY there is access to the KITCHEN/BREAKFAST ROOM a lovely country kitchen with units in a white theme topped by oak work surfaces incorporating twin Belfast sink, ample base and wall units, ceramic hob, integrated Bosch dishwasher, integrated bin, matching dresser unit, Inglenook fireplace with bread oven, fitted Aga for cooking and hot water, Bressumer beam, wood effect flooring. UTILITY ROOM stainless steel sink unit adjoining wood effect work surfaces, appliance space, plumbing for washing machine, Grant oil-fired boiler for central heating and domestic hot water, apparatus for private water supply, SEPARATE WC.

FIRST FLOOR

Galleried landing with 2 separate loft access points. BEDROOM 1 a double aspect room with fine views. EN-SUITE SHOWER ROOM acrylic ball and claw footed bath, shower cubicle with aqua board surround, high level wc, pedestal wash basin, ladder style heated towel rail/radiator. BEDROOM 2 double wardrobe, shelved recess, cupboard under. BEDROOM 3 range of wardrobes to one wall. BEDROOM 4. SHOWER ROOM with shower cubicle, wash hand basin, low level wc, shaver point.

OUTSIDE

The property is approached from the lane via a pair of entrance gates on pillars. There is a DRIVEWAY providing parking for several vehicles. An oil tank is tucked into a covered recess. The BARN is adjacent to the house, and comprises to the front a DOUBLE CAR PORT with power and light connected. To the rear there is a large WORKSHOP with Belfast sink, power and light connected, and with further private water apparatus. To the right of the GARAGE a grass track leads to a PADDOCK AREA, where there is a small COPSE. Within the FRONT GARDEN is an ornamental POND, a wraparound TERRACE, areas of lawn and two sets of steps leading down to LOWER LAWNS, interspersed with masses of specimen trees and shrubs. There is a KITCHEN GARDEN with aluminium framed GREENHOUSE, nearest to which is a POND filled with irises. Below is a much larger POND fed by a stream, and filled with king cup, which leads onto a mature ORCHARD.

SERVICES

Mains electricity, oil-fired central heating, private spring-fed water supply, private drainage on the property. According to Ofcom, Ultrafast broadband is available in the area and there is mobile coverage from multiple networks. For further information please visit <https://checker.ofcom.org.uk/>

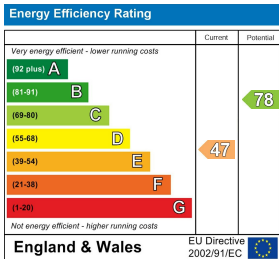
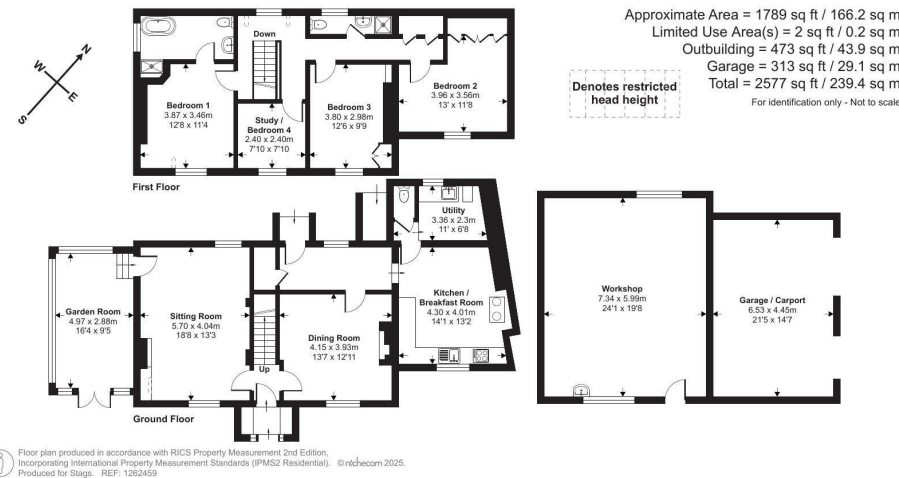
DIRECTIONS

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Leaving Barnstaple in a Northerly direction on the A39 towards Lynton, pass the hospital on your right and follow the road through Burridge, Shirwell and Arlington. At Kentisbury Ford at the bend in the road, continue in the direction of Lynton. After about ½ mile pass Kentisbury Grange on your left and take the next left-hand turning signed 'Kentisbury Church'. Follow this lane for about 2/3 mile and the property will be seen on the left-hand side.



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.



30 Boutport Street, Barnstaple,
Devon, EX31 1RP

barnstaple@stags.co.uk
01271 322833