



Gibbs











# Gibbs

North Buckland, Branton, Devon, EX33 1HY

Branton, Croyde, Putsborough, Woolacombe all within about 10 minutes.

A particularly charming detached Grade II Listed period farmhouse, set in 1.8 acres, in a timeless & tranquil hamlet close to North Devon's premier beaches/surfing resorts

- Entrance Hall, Sitting Room, Study
- Kitchen/Breakfast Room, Cloakroom
- 4 Bedrooms, 2 Bathrooms
- Stabling for 3. Ample Parking. Summerhouse
- Council Tax Band F. No upward chain
- Snug/TV Room, Garden/Dining Room
- Utility/Boiler Room, Oil C.H
- Period building of car port/workshop/studio
- Gardens, paddock, bluebell woodland, 1.8 acres
- Freehold

Guide Price £1,100,000

## Stags Barnstaple

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**SITUATION & AMENITIES**

The property is set within its own grounds and enjoys delightful views into the valley below, close to the centre of this timeless and tranquil hamlet and less than a mile away from the beautiful and historic village of Georgeham, which offers local general store and well-regarded pubs/ restaurants. North Devon’s famous surfing beaches at Croyde, Putsborough, Saunton (also with championship golf course) and Woolacombe are within around 4 miles. There are numerous opportunities for walking and cycling in the area and the South West Coast Footpath provides easy access to famous landmarks such as Baggy Point and Morte Point. A range of everyday amenities can be found in Croyde Village, with further more extensive facilities in Braunton which is around 3.4 miles away. The property is well placed to access local short cuts which can avoid holiday 'hot spots' at busy times, and reduce travelling times. A little further afield the historic town of Barnstaple offers the area’s main business, commercial, leisure and shopping centre, as well as Pannier Market, live theatre, cinema and District Hospital. The beauty of Exmoor National Park can be reached in less than half an hour. The area is well served by excellent state and private schools, including the reputable West Buckland School. From Barnstaple there is access to the North Devon Link Road, to Junction 27 of the M5.

**DESCRIPTION**

This beautiful period residence presents elevations of stone and painted render with double glazed timber framed windows, all beneath a Delabole slate roof, which was recently replaced. The property is understood to originate from around 1650 and is Grade II Listed as being of architectural and historical importance. Internally the house has a rustic feel where 21st century refinements sit well with many original period features which are still in evidence, exposed beams, stone floors, inglenook fireplaces, cottage latch doors etc, with double glazing throughout. During the existing vendor’s tenure, a fabulous oak framed garden room has been added, which has heating for all year use and glazed doors at each side, bringing the outside in. Externally there is a range of single storey outbuildings incorporating car ports, workshop and store which could potentially be converted into guest/relative accommodation, subject to planning and listing approval. There is an attractive courtyard, charming octagonal summerhouse, formal gardens, ample parking, stabling for three, paddock and bluebell wood, in all about 1.8 acres.

**GROUND FLOOR**

Oak front door with barred and glazed panel to ENTRANCE HALL coat hooks, stone tiled flooring. SITTING ROOM a lovely reception room, full of character, including inglenook fireplace with fitted wood burner, domed illuminated brick bread oven. The inglenook also incorporates a small window. Beamed ceiling, fitted window seat, ash flooring. TV ROOM/SNUG/SEPARATE DINING ROOM once again a lovely character room, featuring period fireplace, bressummer beam, fitted wood burner, shelved recess, ash flooring. KITCHEN/BREAKFAST ROOM the kitchen area is fitted with an extensive range of hand made base and wall cupboards, finished in oak, topped by oak work surfaces. There is a Carron Phoenix 1 ½ bowl sink unit with mixer tap, plumbing for dishwasher, Cannon LPG freestanding oven and hob, electric AGA on Economy 7 tariff, extractor hood over, two fridge/freezers, stone tiled flooring similar to the hall, exposed beams, Velux window for additional light, ample space for breakfast table, French doors leading to the rear garden. Off the Kitchen is the CLOAKROOM with electronically operated low level WC, wash hand basin and extractor fan. From the kitchen a pair of glazed French doors lead to the GARDEN ROOM which is triple aspect and has a vaulted beamed ceiling, French doors to the rear garden and a single glazed door to the front garden, fitted wood burner as well as radiators from the central heating system, oak flooring. Returning to the sitting room a doorway leads to inner hallway and STUDY with exposed beam, hand made wrought iron curtain rails (similar to the ones in the snug which are also included). UTILITY ROOM plumbing for washing machine, oil fired boiler for central heating and domestic hot water, newly fitted electric fuse boxes, fitted shelving, space for secondary freezer. There is a hand storage area in the Kitchen loft, which is easily accessible.







## FIRST FLOOR

LANDING trap to insulated loft space with retractable aluminium ladder, deep built-in storage cupboard, airing cupboard housing pre-lagged cylinder. BEDROOM 1 a spacious double aspect room featuring two double and two single oak framed wardrobes with roused fabric panels inset, wash hand basin with cupboard under, matching roused fabric panel to the wardrobes. EN-SUITE BATHROOM with tiled panelled bath, Mira power shower unit overhead, low level WC, wash hand basin, tiled splashback, ladder style heated towel rail/radiator, shaving mirror, extractor fan, access to storage under eaves. BEDROOM 2 pedestal wash basin, window seat, the Dutch antique pine wardrobe and matching dressing table are available by separate negotiation if required. ADJACENT SHOWER ROOM with Mira power shower, low level WC, wash hand basin, heated towel rail/radiator, shaver point. BEDROOM 3 fitted window seat. BEDROOM 4.

## OUTSIDE

From the road the property is approached via a track, and there is ample parking and turning space. The OUTBUILDINGS are of period origin and of stone construction beneath a tiled roof. The first GARAGE has light connected. The SECOND GARAGE has vaulted beam ceiling and power and light connected. Adjacent is a LOG STORE, then a TOOL STORE housing a deep covered well with a pump which leads on to a WORKSHOP with power and light connected. A stone wall retains the FRONT GARDEN which is laid to lawn and features a well-stocked border, displaying many mature specimen shrubs. Beyond is the virtually new, beautiful, OCTAGONAL SUMMERHOUSE of timber construction with cedar shingle roof and wonderful views over its own terrace and beyond to open countryside and a lake in the grounds of a neighbouring property. Steps then lead up to an orchard and on to sweeping lawns and a BRICK TERRACE with original stone wall surround, providing shelter and privacy. A DETACHED POTTING SHED incorporates the electrical apparatus for the sewage treatment plant, which has been recently installed. Specimen shrubs include Azalea, Rhododendron, Laburnum, Camellia, Fig etc. Returning to the drive, opposite the access to the house is an OVERFLOW CARPARK, ideal for a horse box or motorhome etc. Just above this is a range of TIMBER STABLES. There are three boxes currently used as workshops or stores with power and light connected. The PASTURE FIELD has a central lone red oak, fitted bench at the top of the field to enjoy the wonderful views and a pathway cut into the grass, leading onto 'Popsi's Wood', an enclosed young woodland area, planted with Oak, Silver Birch etc and underplanted with a mass of Bluebells, Daffodils, Snow Drops, Primroses, etc in the appropriate season, and the woodland also features some mature Camellias. The garden and grounds amount to approximately 1.8 acres.

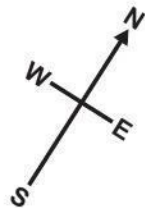
## SERVICES

Mains electricity and water. Recently installed private drainage system. Oil fired central heating. According to Ofcom standard broadband is available in the property and mobile signal may be limited. For more information please see the Ofcom website checker.ofcom.org.uk

## DIRECTIONS

W3W//food.remaining.palm

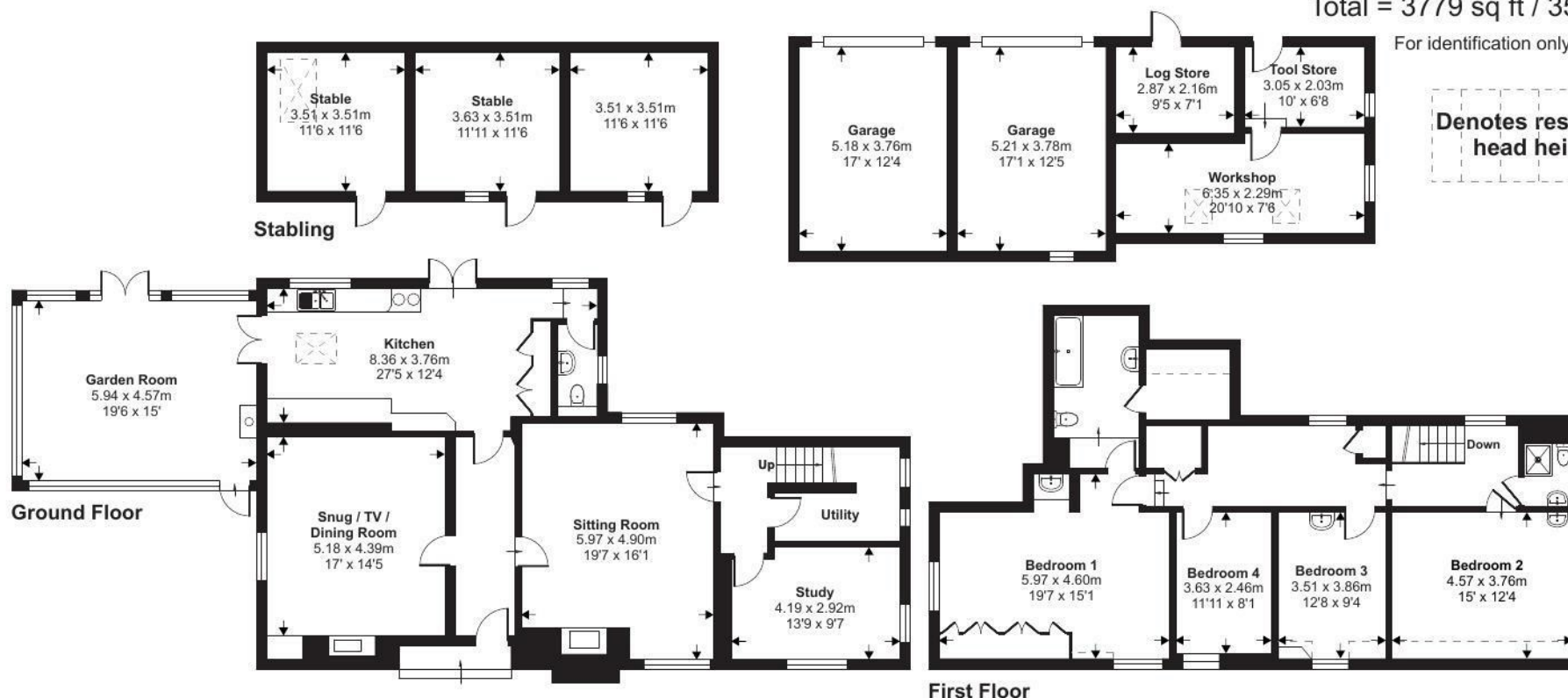
From Barnstaple, proceed through Braunton and on through Knowle, staying on the A361 Ilfracombe road. Around a mile after Knowle, turn left signed North Buckland and in 1 mile Gibbs will be found on the left hand side.



Approximate Area = 2570 sq ft / 238.7 sq m  
Limited Use Area(s) = 82 sq ft / 7.6 sq m  
Garages = 420 sq ft / 39 sq m  
Outbuildings = 707 sq ft / 65.6 sq m  
Total = 3779 sq ft / 350.9 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Stags. REF: 1132190



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		
(81-91) B		75
(69-80) C		
(55-68) D	49	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	







