



Court Farm











# Court Farm

Heale, Parracombe, Barnstaple, EX31 4QE

Parracombe Village 2 Miles. Lynton/Lynmouth 8.5 Miles. A healthy walk to the nearest inn & the coast

A detached period residence & barn set in 2.84 acres garden/pasture in a peaceful & timeless hamlet enjoying fine views across Exmoor

- Entrance Lobby, 4 Reception Rooms
- 4/5 Bedrooms, 3 Bathrooms
- Suitable for income opportunities
- Gardens/Pasture, in all 2.84 acres
- Tender date 20.06.25
- Modern Country Kitchen
- Could suit dual occupation
- Period Barn with lapsed consent
- No Upward chain
- Council Tax Band G. Freehold

Informal Tender £865,000

## Stags Barnstaple

30 Boutport Street, Barnstaple, Devon, EX31 1RP

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## The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | [enquiries@tlo.co.uk](mailto:enquiries@tlo.co.uk)





## SITUATION & AMENITIES

In a sleepy Hamlet of just 7 properties, towards the end of a no-through lane, literally surrounded by Exmoor National Park, sitting between Exmoor and the coast. Exmoor is famous for its undulating moors and pastureland, with streams and rivers running through deep wooded combs and valleys, to the spectacular cliffs along the North Devon coastline. There are superb opportunities for walking and cycling, as well as bridle paths close by without needing to get into the car. Parracombe village, which offers community store, primary school, church and reputable pub/restaurant is about 2.3 miles. The pretty twin villages and coastal resorts of Lynton and Lynmouth – known as ‘Little Switzerland’ – are approximately 7.9 miles, and offer a good range of local shops, primary school, restaurants and cafes. A more comprehensive range of amenities are available at the coastal town of Ilfracombe, including supermarket, live theatre, restaurants and shops, whilst the regional centre of Barnstaple houses the area’s main business, commercial, leisure and shopping venues. Both are approximately 15 miles away. About 30 minutes by car is access to the North Devon Link Road, which runs on in a further 30 minutes or so to Jct.27 of the M5 Motorway, and where Tiverton Parkway offers a fast service of trains to London Paddington in just over 2 hours. North Devon’s famous coastal resorts of Croyde, Saunton (also with Championship Golf Course), Putsborough and Woolacombe are all about 30 minutes by car. There are private schools at Bideford, Tiverton and West Buckland. The nearest international airports are at Bristol and Exeter.

## DESCRIPTION

A charming detached, period residence, incorporating a barn as a two storey Annexe, which can be self-contained or form part of the main accommodation, as the two inter-connect. The property presents part stone and white painted stone elevations with double glazed windows, beneath a slate roof. The rear elevation of the property is the actual boundary with the adjoining house. Externally, there is a detached period stone barn, overlooked by a mezzanine gallery, suitable for use as overspill accommodation or a variety of alternative uses. We understand that planning has previously existed for conversion of this into a two bedroom holiday cottage. Adjoining is garaging and other outbuildings, as well as a hot tub. There are delightful gardens, bisected by a stream, as well as two separate paddocks – in all about 2.9 acres.

## METHOD OF SALE

The property is offered for sale by Informal Tender. The closing date for tenders to be submitted is 20th June 2025 at 12 noon, if not sold prior.

An informal tender form is available from Stags. Tenders to be submitted in writing to Stags, 30 Boutport Street, Barnstaple, Devon, EX31 1RP

Should an offer be accepted we will require from you proof of your funding. In addition, under Money Laundering Regulations 2017 it is a requirement for Estate Agents to perform due diligence checks on purchasers to verify their identity. This will be online check undertaken by Stags. Please refer to the informal tender form. The vendors do not undertake to accept the highest or any offer received.

## DIRECTIONS

From Barnstaple take the A39 North sign posted towards Lynton and Lynmouth. Continue through Shirwell and Arlington, following the road round to the right at Kentisbury Ford. At Blackmoor Gate turn right onto the A399 and immediately left onto the A39. Take the first turning left sign posted Parracombe and immediately left again sign posted Heale. At the next ‘T’ junction bear left and from this point keep to the right for about 1.7 miles, where the property will be found towards the end of the road, on the left-hand sign, identified by our For Sale board.







## ACCOMMODATION

### GROUND FLOOR

ENCLOSED ENTRANCE PORCH. Stable door to DINING ROOM with Inglenook fireplace, fitted wood burner, Bressumer beam, exposed stone wall. STUDY/MUSIC ROOM with beamed ceiling. Staircase rising to First Floor (described later). SITTING ROOM featuring stone fireplace, fitted wood burner, shelved alcoves flanking either side, fitted TV plinth, exposed beams, internal door to Annexe (described later). BREAKFAST ROOM Inglenook fireplace with Aga, clothes airer above, beamed ceiling. Quarry tiled flooring running through open archway to KITCHEN in a country cream theme, with units topped by oak work surfaces, plumbing for dishwasher, Belfast sink, Russell Hobbs induction hob, NEFF double oven, space for upright fridge/freezer, beamed ceiling, exposed stone wall.

### FIRST FLOOR

Screened off LOBBY and double LINEN CUPBOARD. BEDROOM 1 fitted dressing table, fitted cupboard, stripped wood flooring. Adjacent WET ROOM with shower area, low level wc, pedestal wash basin, wall mirror. FAMILY BATHROOM adjacent, with panelled bath, Gainsborough electric shower, tiled surround, shower screen, low level wc, pedestal wash basin, wall mirror, strip light/shaver point. BEDROOM 2 exposed beams, range of fitted cupboards to one wall. BEDROOM 3 off, with pedestal wash basin, trap to loft space, AIRING CUPBOARD. This room is currently arranged as a STUDY and has a trap door in the floor, which was previously accessed via a staircase from the BREAKFAST ROOM which has been removed but retained in case a purchaser wishes to reinstate it. BEDROOM 4 off, with pine panelled walls and ceiling.

The adjoining ANNEXE/GUEST WING offers accommodation over two floors. This provides – On the GROUND FLOOR: Half glazed door to ENTRANCE HALL, CUPBOARD under stairs. BEDROOM 5/RECEPTION ROOM with ENSUITE WET ROOM shower cubicle, low level wc, pedestal wash basin, circular wall mirror, tiled wall, extractor fan. On the FIRST FLOOR: Landing, Grant oil-fired boiler for central heating and domestic hot water, hot water cylinder. BEDROOM 6 with double corner CUPBOARD.

### OUTSIDE

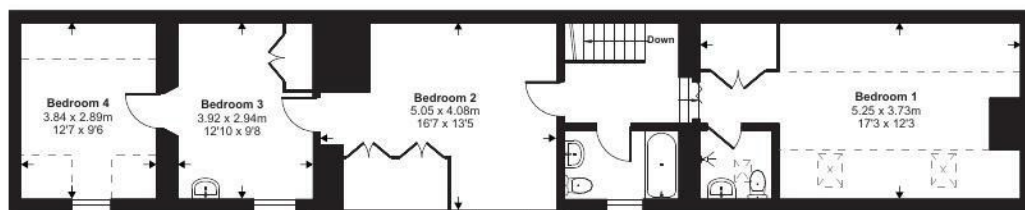
From the lane, the property is approached via a 5-bar gate with adjoining pedestrian gate, over a driveway which provides ample parking and turning space. Adjacent to the gateway is the oil tank. The pretty DETACHED STONE BARN is equipped with a wood burning stove. There are two pedestrian doors, brick flooring, staircase rising to GALLERIED AREA 13'3 x 8'6, with porthole window. Internal door to DOUBLE GARAGE – also with a pair of up-and-over doors. This has a UTILITY AREA to the rear, with plumbing for washing machine and overspill space for additional fridge etc, Gardeners wc with pedestal wash basin – which is Jack'n'Jill to outside. Access from garage to WORKSHOP (also separately accessed) with the water filtration and pressure system, adjoining TOOL STORE, SUMMER HOUSE and hot tub.

The attractive gardens are mainly laid to lawns, interspersed with many specimen plants, shrubs and trees, featuring a running stream and pond, crossed by a series of rustic bridges. Beyond the garden are two fenced and hedged PASTURE PADDOCKS, internally accessed via a 5-bar gate.

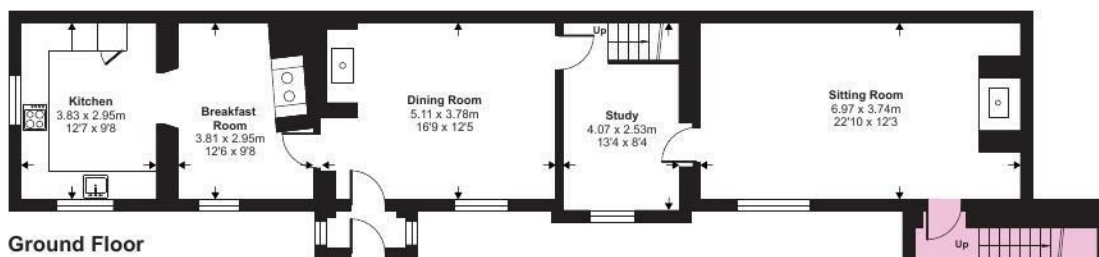
### SERVICES

Mains electricity. Private water supply (borehole). Private drainage. Oil-fired central heating.





First Floor 1



Ground Floor

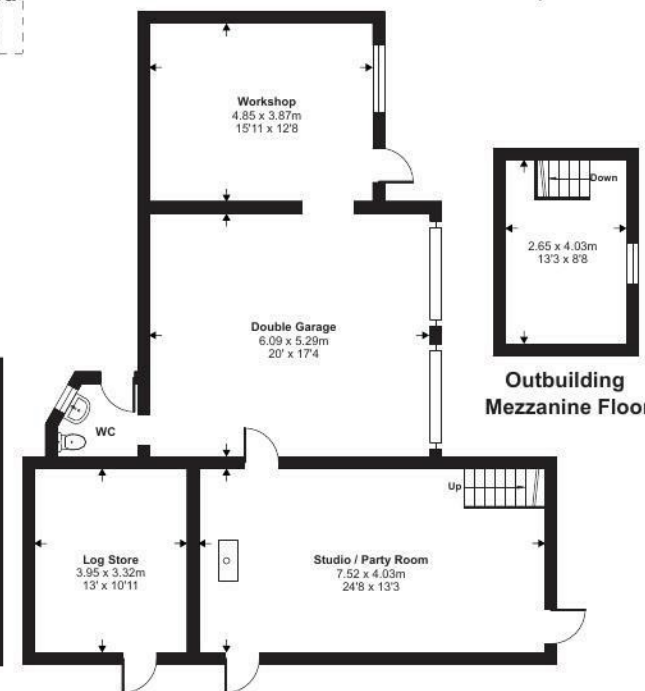


- Annexe Wing

Denotes restricted head height



First Floor 2



Garage / Outbuilding 1 / 2 / 3 / Outbuilding Ground Floor

Approximate Area = 2207 sq ft / 205 sq m  
 Limited Use Area(s) = 167 sq ft / 15.5 sq m  
 Garage = 347 sq ft / 32.3 sq m  
 Outbuildings = 811 sq ft / 75.3 sq m  
 Total = 3532 sq ft / 328.1 sq m

For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Stags. REF: 1281316



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>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>44</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC







