



Middlewood Farm











# Middlewood Farm

High Bickington, Umberleigh, Devon, EX37 9BE

Within easy access of Barnstaple, South Molton, Torrington and local amenities, including train services to Barnstaple/Exeter

A country estate in miniature comprising a Grade II Listed farmhouse, self contained cottage wing, range of period & other buildings, with potential, & 8.3 acres (up to 20 potentially available) in convenient, timeless & tranquil rural position enjoying fine views

- Detached 5 bedroom period farmhouse
- Attached range of period workshops
- Pole barn with conversion potential stpp
- 8.3 acres gardens, pasture, woodland
- Council Tax Band F
- Self contained 3 bedroom cottage wing
- Charming detached period barn with potential
- Landscaped gardens full of mature specimens
- Up to 20 acres available. Beautiful rural surroundings
- Freehold

Guide Price £1,199,500

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DESCRIPTION

The components at Middlewood Farm include THE MAIN FARMHOUSE, which is understood to originally date from the late 1500s and is Grade II Listed as being of architectural and historical interest. The property presents elevations of stone and painted render beneath a slate tiled roof. There are secondary glazed units to most of the windows. Internally many original period features combine with 21st Century refinements, the Kitchen and most Bathrooms have been installed in recent years. THE ROOST is an attached but self-contained 2 storey cottage wing, which offers further accommodation. Subject to any necessary change of use, this area is ideal as ancillary accommodation for guests or relatives, or possibly as an Airbnb/holiday let. Adjacent is a store which could potentially be converted to more accommodation if required.

THE OUTBUILDINGS – moving around the Courtyard include: a delightful Grade II Listed period barn with extensions providing garaging and stores/goat pens. Above this is a former pig sty. Adjacent to the right of the farmhouse is a 2-storey range of workshops. Opposite is the ‘Post Barn’ – a more modern Pole Barn. Most of the outbuildings offer potential for conversion subject to necessary planning permission being obtained. The pole barn, in particular, could potentially become a separate dwelling. THE GARDENS were originally designed and landscaped about 40 years ago by a previous owner who was associated with RHS Rosemoor. There is a separate kitchen garden, an area of Orchard, 2 Paddocks and a small area of Woodland – in all approximately 8.3 acres. SPECIAL NOTES: 1] The vendors intend to retain a neighbouring POLE BARN which lies outside the curtilage of the farmhouse and courtyards, with a view to applying for consent for a separate residential dwelling. 2] The Vendors would consider selling the property with more land or more woodland, subject to negotiation. Please see the options as highlighted on the land plan\*. There is yet a further option to add another 7.56 acres or so of pasture and 2.3 acres of woodland by separate negotiation, in addition to the areas shown on the aforementioned plan. Accordingly, there is the option to purchase about 20 acres in total (house & garden, about 14 acres of pasture and about 4 acres woodland) All in all, Middlewood Farm offers something for everyone and is a special place.

SITUATION & AMENITIES

The property enjoys the best of all worlds, being set within its own grounds at the end of a long, no through lane, enjoying stunning views over open countryside, yet local amenities, Barnstaple, South Molton, Torrington, the North Devon Link Road, the coast, Dartmoor and Exmoor National Parks, are all within easy access. The nearby village of High Bickington provides a thriving local community, which has managed to retain a good range of local amenities, including village shop/post office, primary school and pubs. Barnstaple, the regional centre, is less than ½ hour by car and houses the area’s main business, commercial, shopping and leisure venues, as well as live theatre and district hospital. At Barnstaple the North Devon Link Road leads on in a further 45 minutes or so to Jct.27 of the M5 Motorway, where Tiverton Parkway offers a fast service train to London Paddington is just over 2 hours. A nearby railway station at Umberleigh is on the Barnstaple to Exeter (Tarka Line). Exmoor to the North offers beautiful moorland scenery, with many foot and bridle paths, whilst the stunning North Devon coast is easily accessible, with lovely sandy beaches at Instow, Saunton Sands (also a Championship Golf Course), Croyde Bay, Putsborough and Woolacombe. The nearest International airports are at Bristol and Exeter.

DIRECTIONS

From Barnstaple take the A377 Exeter road. Pass through Bishops Tawton and Umberleigh. Continue for several more miles, past Pound Lane on your right and the next lane on the right is a No Through Road. This is the access to Middlewood Farm. The track is about 1/3 mile in length and you will pass another property on your way up to the farm. What3Words: speaks.sway.piano

ACCOMMODATION- THE FARMHOUSE

GROUND FLOOR - Impressive period front door to ENTRANCE HALL, understairs cupboard, stone flagged flooring, CLOAKROOM with low level WC, pedestal hand wash basin, heated towel rail, beamed ceiling, quarry tiled flooring. DINING ROOM a double aspect period room featuring Inglenook fireplace with fitted bread oven and wood burner, locally sourced Cats Paws oak flooring, original plank and muntin wall, which is part of the listing, cream hob – also part of the listing, beamed ceiling. SITTING ROOM Another double aspect period room, fireplace with wood burner and Bressumer beam, beamed ceiling, shelved niche, access to log/wine store, locally sourced Cats Paws oak flooring. KITCHEN/BREAKFAST ROOM Locally crafted bespoke kitchen featuring painted wooden units in cream and mizzle, complimented by wall tiling with hints of red, matched by electric lanterns over the central island. All work surfaces are in oak, incorporating 1 ½ porcelain bowl sink unit and integrated dishwasher. Larder cupboards also conceal a discreet work station, hiding the kettle and toaster etc. A period feature fireplace accommodates a Rayburn for cooking and domestic hot water only with clothes airer above. The Stoves range is available by separate negotiation if required, and this has a built-in extractor hood above. American style fridge freezer with bottle holder over. There is courtesy lighting within the kickboards, ceramic tiled flooring, half glazed door to GARDEN. Off the KITCHEN is the first of the UTILITY ROOMS with terracotta tiled work surfaces with cupboards under, pantry cupboards either side, coats cupboard and tiled flooring. STUDY with striped pine floorboards. \*Special Note: a doorway leading to the adjoining ANNEXE has been sealed but could be opened up again, subject to a purchaser’s requirements\*. Door to CONSERVATORY (also accessed from the first UTILITY ROOM) with clay tiled flooring, pair of glazed doors to GARDEN. UTILITY ROOM 2 with Belfast sink, work surfaces, plumbing for washing machine, vent for tumble dryer, space for chest freezer.







FIRST FLOOR - Returning to the ENTRANCE HALL – staircase rising to FIRST FLOOR LANDING with shelved STORAGE CUPBOARD, LINEN CUPBOARD, trap to loft space. BEDROOM 1 a double aspect room, his'n'hers wardrobes, mirror fronted additional wardrobes. EN-SUITE BATHROOM with wood panelled bath, telephone style mixer tap/shower attachment, shower cubicle, his'n'hers wash hand basins with cupboards and shelving under, heated towel rail/radiator, tiled flooring, part tiled walls. BEDROOM 2 with EN-SUITE SHOWER ROOM with tiled cubicle, pedestal wash basin, low level WC, heated towel rail/radiator, tiled flooring. BEDROOM 3 with built in double wardrobe. BEDROOM 4 with exposed beams. BEDROOM 5 a double aspect room with exposed beams. FAMILY BATHROOM with painted wood panelled bath, hand held and overhead showers, pedestal wash basin, low level WC, heated towel rail/radiator, tiled flooring, illuminated wall mirror, toiletries cupboard.

#### THE ROOST ANNEXE

GROUND FLOOR - ENTRANCE HALL with cupboard understairs. BEDROOM 1 with exposed stone wall, stripped wooden flooring. EN-SUITE BATHROOM with painted wood panelled bath, hand held and over head showers, low level WC, wash hand basin, vanity cupboards, stripped wood flooring matching the bedroom, extractor fan. FIRST FLOOR - Landing with laminated oak flooring. LIVING/DINING ROOM/KITCHEN with matching laminated oak flooring. The KITCHEN area is fitted with a good range of modern units, incorporating work surfaces, single drainer stainless steel sink, electric cooker, fridge, extractor fan. Within the LIVING area is a wood burner on a stone hearth. BEDROOM 2 with mirror fronted wardrobe, trap to loft, laminated oak flooring. BEDROOM 3 with laminated oak flooring. FAMILY BATHROOM with painted wood panelled bath, hand held and overhead showers, low level WC, wash hand basin, vanity cupboard, heated towel rail/radiator, extractor fan, tiled flooring.

#### ADJOINING FORMER STABLE/APPLE STORE

A 5-bar gate leads into an initial COURTYARD. To the right of this is a 2-storey range of WORKSHOPS with power and light connected. Directly opposite is the POST BARN – a timber framed and timber clad barn with tin roof, concrete floor, power and light connected. An inner 5-bar gate then leads to a SECONDARY COURTYARD where there is initially a DETACHED PERIOD FORMER PIG STY now utilised for log storage. The delightful DETACHED PERIOD BARN has a main frame, which presents elevations of stone and painted render featuring Dovecotes, all beneath a clay tiled roof. This has double doors on each side, with a galleryed mezzanine level. There is an inspection pit and raised stage area, as the barn has been used for private music events by the current owners. To the left of the barn is an attached single storey GARAGE/STORE. Immediately in front is a room which accommodates most of the electrics for the 'Estate', as well as storage. To the right is a further sizeable GARAGE which can alternatively be used for yet more storage. To the rear is an adjoining MODERN BARN, currently housing livestock, which leads onto MILL BARN – part of the original period structure, which houses former calving pens (now log stores). There is concrete flooring throughout. BOILER HOUSE housing the Worcester oil fired boiler. Water filtration system, sink and gardener's WC. Beyond is an integral GARDEN STORE and adjacent is a HOT TUB which will remain.

#### GARDENS

From the SECONDARY COURTYARD there is an attractive stone wall and small areas of FRONT GARDEN either side of the main entrance door stocked with mature shrubs. There is a productive kitchen garden with poly tunnel. The majority of the garden is to the rear of the FARMHOUSE and behind the WORKSHOPS. This is laid to lawn, interspersed with many mature specimen plants, shrubs and trees. There is a mature Wisteria which climbs the rear elevation of the Farmhouse and below this an 'L' shaped TERRACE – ideal for Al Fresco dining. Adjacent to the garden is a spring-fed pond, below an area of ORCHARD and STABLES. A drainage ditch is crossed by 2 timber bridges. There is a bank of SOLAR PANELS. The land can be accessed via a grass track, which runs from the INNER COURTYARD via a 5-bar gate, down into the first Paddock which interconnects with the SECOND, where there is a water trough. The PADDOCKS benefit from stockproof fencing, and the smaller of the two adjoins a small parcel of WOODLAND – a mixed mature woodland featuring two fine Oak trees, which is bounded by a stream.

#### SERVICES

Mains electricity with solar backup, producing both energy and income, private borehole water, septic tank drainage, oil fired central heating for house & annexe. For broadband and mobile signal information please visit <https://www.ofcom.org.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker/>



## The Roost Annexe

Approximate Area = 3865 sq ft / 359 sq m

Limited Use Area(s) = 58 sq ft / 5.3 sq m

Outbuildings = 4162 sq ft / 384.6 sq m

Total = 8085 sq ft / 748.9 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). © nichecom 2024. Produced for Stags. REF: 1216022



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>		
(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

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