



Varley Farm







Varley Farm

Prixford, Barnstaple, Devon, EX31 4DX

In a convenient & sought after edge of village location close to Barnstaple, the Coast & Exmoor

A small country estate comprising large detached character farmhouse, detached cottage & 2 Atcost barns with planning potential, all set in 5.53 acres with fantastic distant estuary/sea views

- 5/6 Bedroom period farmhouse
- Detached 1 bedroom cottage -
- 2 Atcost Barns - 4375 sq ft
- 5.53 Acres garden & pasture
- Council Tax E & Business rates
- Generous & versatile accommodation
- PP applied for to extend
- PP applied to convert to dwellings
- Further 2.1 Acres available [Lot 2]
- Freehold

Guide Price £1,095,000

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SITUATION & AMENITIES

Varley Farm is set down a private no-through lane in a Hamlet of just 5 properties. A footpath follows the lane and leads onto open countryside – ideal for walking and exercising dogs etc. The property is on high ground, surrounded by farmland, with the wow factor being the simply stunning views towards Dartmoor, Barnstaple, the Taw estuary, Hartland Point and Braunton Burrows. These are enjoyed from some of the bedrooms and the land. Although the environment is rural, Barnstaple can be reached in 10 minutes by car, and as the regional centre houses the area’s main business, commercial, shopping and leisure venues, as well as Pannier Market, live theatre and district hospital, not to mention railway links to Exeter. At Barnstaple there is also access to the North Devon Link Road, which leads on in a further 45 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 surfing beaches at Saunton (also with Championship Golf Course), Croyde, Putsborough and Woolacombe are all within about 30 minutes by car. The estuary village of Instow and Yacht Club is a similar distance. Exmoor National Park is 20/25 minutes. The area is well served by excellent state and private schools, including the reputable West Buckland school, with local pick-up points. The nearest international airports are at Bristol and Exeter.

DESCRIPTION

This former farmstead comprises a number of components, which include the main detached period farmhouse. We understand that this may have origins in the 17th Century, but has been extended over subsequent years. The house presents painted rendered elevations with mainly double glazed windows, beneath a tiled roof. The accommodation is generous, versatile and could potentially suit dual occupation. The detached single storey annexe cottage is currently operated as a holiday let. This presents elevations of painted render and exposed stone with double glazed windows, beneath a slate roof. We are advised by the vendor that planning permission is being applied for to extend this in line with the footprint which originally existed. If this consent is successful, the cottage could be extended to provide two bedrooms. The pair of Atcost barns are currently utilised as workshops/garaging/storage, and cover 4375 sq ft. Once again, we understand that planning permission is being applied for to convert these to three residential dwellings. The gardens and land provide an appropriate setting. The land is arranged as two interconnecting fields. The upper field has a riding arena in the top corner. The lower section of the bottom field is available as Lot 2. This amounts to about 2.1 acres and if bought in addition by a purchaser, it will be subject to an 'overage' clause. We are advised that the access drive from the highway to the drive leading to the cottage is in the ownership of Varley Farm, with others having right of way over it. A public footpath leads in front of the Atcost barns, alongside the top paddock and then onto open countryside.

DIRECTIONS

Leaving Barnstaple via Pilton, at the first set of traffic lights, bear left then immediately right into Pilton Street. Continue through Bradiford on the road to Prieford. Climb the hill past the thatched cottage on your left. Continue up the winding lane and as this ends, the turning to Varley Farm is immediately after a lay-by on the right-hand side. Continue along this private lane and the farmhouse is the first on the left.





ACCOMMODATION

THE FARMHOUSE GROUND FLOOR

Front door to enclosed ENTRANCE PORCH/SUN ROOM with tiled floor. Half-glazed door to ENTRANCE HALL. SNUG/TV ROOM fireplace, fitted wood burner, pair of French doors to GARDEN, oak flooring. SITTING ROOM Inglenook fireplace, wood burner, pair of French doors to GARDEN, oak flooring, fitted bookcase. PLANT ROOM downstairs for underfloor heating. Country style KITCHEN/BREAKFAST ROOM/DINING ROOM with part-vaulted ceiling. The KITCHEN zone is fitted with an extensive range of units in a white theme with pewter handles, slate effect worksurfaces, 1 ½ bowl single drainer stainless steel sink unit, integrated dishwasher, Bosch electric oven and Bosch induction hob, matching range of wall cupboards, peninsula breakfast bar, Aga within Inglenook fireplace. Slate flooring running through to DINING zone. Half-glazed door to REAR PORCH worksurfaces, drawers and cupboards beneath. Door to OUTSIDE. BOOT ROOM in a black and white theme, single drainer stainless steel sink unit, plumbing for washing machine, coat pegs, boot/shoe racks, slate flooring, glazed door to OUTSIDE. WET ROOM with shower area, pedestal wash basin, extractor fan, separate wc and wash hand basin. REAR LOBBY. STUDY with wood effect flooring and shelving. OCCASIONAL BEDROOM 6 off with clothes hanging rail. SCULLERY and LARDER with plant for solar panel, shelved recess. CINEMA ROOM slate flooring, glazed doors to GARDEN, recessed shelving.

FIRST FLOOR

LANDING. BEDROOM 1 with vaulted ceiling, double wardrobe, single wardrobe, cupboards above. BEDROOM 2/DRESSING ROOM overhead shelving. FAMILY BATHROOM with corner panelled bath, overhead shower and screen, low level wc, wash hand basin, vanity cupboards, wall mirror, two heated towel rails/radiators, toiletries cupboard, AIRING CUPBOARD, trap to loft. BEDROOM 3 fine views. BEDROOM 4 vaulted beamed ceiling, fine views, double wardrobe with cupboard above. ENSUITE SHOWER ROOM with tiled cubicle, pedestal wash basin, low level wc. From the LANDING a doorway leads to a LOBBY and BEDROOM 5 built-in wardrobe, adjacent BATHROOM with panelled bath, overhead shower, tiled surround, pedestal wash basin, low level wc, heated towel rail/radiator, extractor fan.

The DETACHED ANNEXE comprises: SITTING ROOM with Kitchenette area and BEDROOM ENSUITE. This is currently a holiday let, producing income – further details are available from the Selling Agents. The contents of the cottage will be included in the sale. The cottage has its own designated entrance, parking and garden.

OUTSIDE

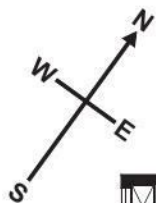
To the front of the main farmhouse there is an extensive parking area, and steps up to a large TERRACE. To the left of the house is a side gate to the REAR GARDEN, where there is a lower TERRACE, upper lawn area of shrubbery and borders, Kitchen garden with GREENHOUSE, ORCHARD and chicken run. On the opposite side of the house is a further TERRACE with rustic PERGOLA, mature fig tree. The Atcost BARNs are 6 bay, concrete framed, have power and light connected and are currently utilised as WORKSHOP/GARAGING/STABLING (3 BOXES). The top field is accessed off the track in front of the barns. There is an interconnecting gate with the lower field, which also has a separate access gate. These are hedge and fence enclosed.

SERVICES

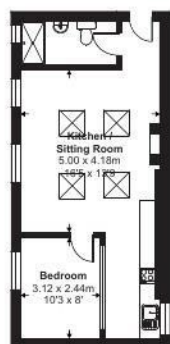
Mains electricity and water. Separate private drainage systems for the house and annexe. Solar panels and PV panels provide energy for the property, as well as income from the National Grid. The main house has oil central heating. The holiday annexe has a separate air source heat pump and biomass system.

SPECIAL NOTE

The two hot tubs and contents of the annexe are available by separate negotiation.



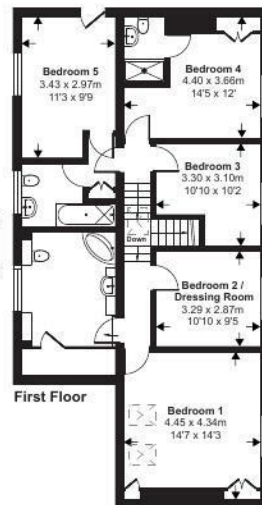
Approximate Area = 2814 sq ft / 261.4 sq m
Atcost Barns / Stabling = 4375 sq ft / 406.4 sq m
Annexe = 441 sq ft / 41 sq m
Total = 7630 sq ft / 708.8 sq m
For identification only - Not to scale



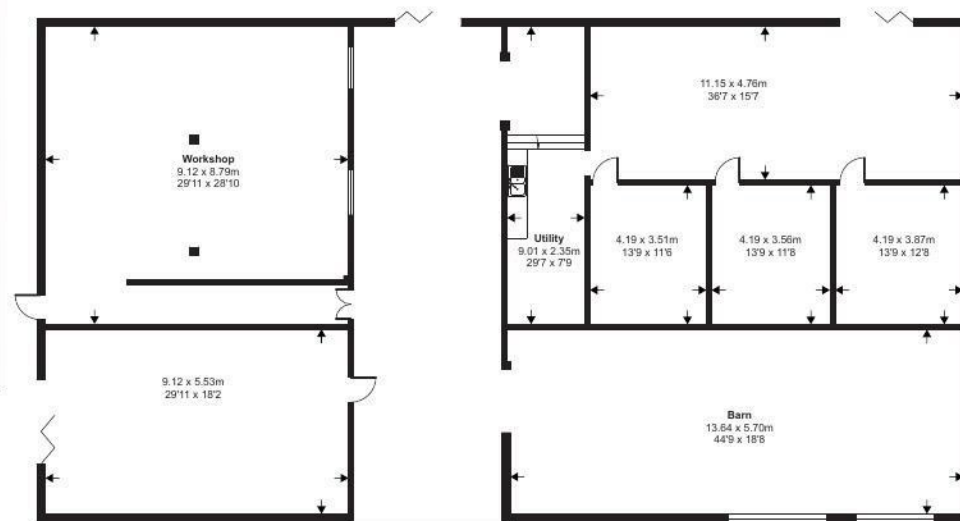
Annexe



Ground Floor



First Floor



Atcost Barns / Stabling



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1295855



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



