



Highley Farm



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Parracombe, Barnstaple, Devon, EX31 4RL

Lynnton/Lynmouth 15 Minutes. Barnstaple/Woolacombe, 30 Minutes.

A modernised period farmhouse, range of period buildings & 15.28 acres in timeless Exmoor valley.

- Hall, Study/Guestroom
- 3/4 Bedrooms, 2 Bathrooms
- 1st Floor Sitting Room/Bedroom 4
- Workshop 79' x 32'
- 15.28 Acres Mainly Pasture
- Kitchen/Breakfast Room, Dairy
- Laundry Room, Oil C.H
- Family/Dining Room
- Range of Period & Other Buildings
- Crossed by River Heddon

SITUATION AND AMENITIES

The property enjoys the best of all worlds being set within its own ground, well detached, remote but not isolated, in a tranquil secluded valley surrounded by the natural beauty of Exmoor. The nearest amenities are at Lynnton/Lynmouth and Combe Martin all about 15 minutes by car. The Regional centre of Barnstaple and famous beaches at Croyde, Woolacombe and Saunton are about 30 minutes. The Link Road (A361) can be reached in a similar time and leads on, in a further half hour or so, to Junction 27 of the M5 motorway, where Tiverton Parkway nearby provides rail access to London Paddington in about 2 hours.

DESCRIPTION

Highley Farmhouse presents elevations of painted lime render with bespoke replacement double glazed sash windows, beneath a replacement slate roof. The property has been the subject of extensive refurbishment in recent years and is basically a period shell with new interior. In addition to the main structure, other notable improvements include; new plumbing including bathrooms and kitchen, new central heating system (underfloor to the ground floor) new wiring, new apparatus for private water supply, new floor coverings, new interior decorations using breathable paint. The renovation has been sympathetically undertaken so that original features sit well with, or have been enhanced by, quality 21st Century refinements. There remains scope to convert the extensive roof space or, under permitted development, add a two storey extension to the left of the property, subject to a buyer's requirements.

The majority of the buildings are sited south of the River Heddon which runs through the property along the base of the valley. These include traditional stone buildings, more modern barns, a building with consent for commercial use and a superb, recently constructed workshop barn.

The vendors would consider selling the farmhouse and land without the buildings and limited land area south of the river. Further information about this is available from the selling agents.



GROUND FLOOR

Front door to ENTRANCE HALL. Staircase, with cupboards beneath, rising to first floor, described later. Polished concrete floor which runs throughout the ground floor accommodation, with under floor heating. SITTING ROOM/STUDY with French doors to garden. FAMILY/DINING ROOM French doors to garden, ornamental fireplace featuring arched brickwork, slate hearth and fitted wood burner. exposed beam. Opening with recess for computer work station to KITCHEN/BREAKFAST ROOM featuring oil fired Aga for cooking only within fireplace recess with beam above, double Belfast sink within polished slate work surfaces, brushed stainless steel dishwasher, Baumatic calor gas hob and retractable extractor fan within work surface behind, extensive shelving, half glazed door to rear garden & adjacent LAUNDRY ROOM housing Grant boiler, plumbing for washing machine & triple filter system for the private water supply. DAIRY with slate floor, original slate topped preparation table and meat hooks.

FIRST FLOOR

The original period staircase rises, via a half landing with feature stain glass window over to MAIN LANDING. Cupboard housing water cylinder. BEDROOM 1 [all the bedrooms have stripped wood floors] JACK AND JILL EN SUITE Cedar panelled bath with slate surround. Shower cubicle with both hand held & drench units, basin in slate surround, illuminated wall mirror, wc, feature slate wall, heated towel rail/radiator, underfloor heating. BEDROOM 2 [Currently used as a Sitting Room] with 2 'venetian' plastered alcoves. BEDROOM 3, BEDROOM 4 with access to loft space with light. SHOWER ROOM cubicle with both hand held & drench units, basin in slate surround, led mirror over, heated towel rail/radiator, under floor heating, tiled floor and part tiled walls.

OUTBUILDINGS

WORKSHOP 79'x32' constructed in 2018, timber clad with modern CGI roofing, concrete floor, power & light connected. The building is arranged as one large space with double doors at each end. There is an internal partitioned off area which includes recreation zone with Morso wood burner & glazed doors to outside. Second room with glazed doors to outside. Wet Room. STONE BANK BARN 37'6 x 17' 1 Below is a calf box/feed store and former calf shed, block built.

SHIPPEN 43' x 25'2

STONE BARN 30' x 15' With on the ground floor 2 separate rooms, 17' x 16'9 x & 23'3 x 18'9. 3 BAY LEAN TO 30'3 x 15'9 Further LEAN TO 15' x 9'9

LARGE BARN 119'6' x 49'7' Timber stanchions and fully sheeted with entrances at each end. CAR PORT with shed at one end.

THE LAND

The land runs up from the river meadow to a south facing sloping field above the farmhouse. Access to this is at a junction in the access drive where this drive separates to the farmhouse north of the river and buildings to the south.

RIGHTS OF WAY

A footpath crosses over the drive but veers off before the farmhouse/buildings. An adjoining farmer has rights of way, for agricultural use only, along the boundaries of part of the property in order to access his land.

SERVICES

Mains electricity, Spring Water including 2 outside taps, Broadband. Oil Heating [oil tank sited behind the house] 2 Septic Tanks. The hot water system in the Workshop barn is available by separate negotiation if required.

DIRECTIONS

At Blackmoor Gate, take the Lynton Road. Ignore the first turning for Parracombe and continue for about 1 mile. Just after the road drops down, after a wooded area, the entrance to the property is on the right after 200 yards or so.



These particulars are a guide only and should not be relied upon for any purpose.



Approximate Area = 2338 sq ft / 217.2 sq m
 Outbuildings = 8463 sq ft / 786.2 sq m
 Total = 10801 sq ft / 1003.4 sq m
 For identification only - Not to scale

Ground Floor

First Floor

House

Constructed in 2018

Workshop
24.07 x 9.75m
79' x 32'

9.45 x 3.81m
31' x 12'6"

Large Barn
36.45 x 15.14m
119'6' x 49'7"

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nychecom 2020. Produced for Stags. REF: 606089.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		51	79

England & Wales

EU Directive 2002/91/EC

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