



The Threshing Barn



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Patchole, Kentisbury, Barnstaple, EX31 4NB

Exmoor 5 minutes by car. Combe Martin beach 6 miles.
Barnstaple 9 miles. Woolacombe 11 miles

HOLIDAY RESTRICTED USE - A charming detached period barn with magnificent double height reception area, in a sleepy Hamlet close to Exmoor & the Coast

- Period features with 21st Century refinements
- Superb open-plan Sitting/Dining Room/Kitchen
- Lean to garage/store with potential
- Off-road parking
- Business Rated
- Hall/Boot Room, Utility/Cloakroom
- 2 Ensuite Bedrooms
- Private courtyard garden
- Healthy rental income
- Freehold

Guide Price £439,950

SITUATION & AMENITIES

The Threshing Barn is set back from a little-used country lane, in the sleepy and timeless Hamlet of Patchole, within Kentisbury parish – which lies only a short distance outside the boundary of Exmoor National Park. The village offers church, primary school and village hall. The property is well-placed to take advantage of North Devon's feast of attractions, lying only 6 miles from the coast at Combe Martin and 11 miles from the sandy, surfing beaches to the West at Croyde and Putsborough, as well as Saunton (also with Championship Golf Course). There are a wide variety of attractions and places of interest in the area, including the National Trust-owned Arlington Court. There are wonderful opportunities for walking along the South West Coast Path, and within Exmoor National Park itself – where there is also riding and fishing available. The regional centre of Barnstaple is around 9 miles away and provides a wide range of everyday amenities, together with leisure facilities, renowned Pannier Market, live theatre and district hospital. There is access around 14 miles away to the A361 North Devon Link Road, which provides fast links into the region and connects with the M5 Motorway (Jct.27), where Tiverton Parkway also offers a fast service of trains to London Paddington in just over 2 hours. The nearest international airports are at Bristol and Exeter.



DESCRIPTION

This delightful barn presents elevations of stone with double-glazed windows, beneath a slate roof. The property has a stunning contemporary interior, having been converted to a high specification with great design, attention to detail and quality fittings. The barn is within the curtilage of the Grade II Listed period farmhouse next door, and therefore it is assumed that it is similarly listed. Beneath the slate roof, the property retains the original thatched roof structure – highlighted within the living area and creating a stunning architectural feature. The interior has the wow factor with the living and dining area being double height, giving a wonderfully spacious feel to the open-plan accommodation. We understand that the holiday use restriction allows the barn to be open 365 days a year but has a 28-day sub-clause which restricts anyone from using the property for more than 28 consecutive days in any calendar year. The property is currently rented for no less than 40 weeks per year. The other weeks tend to be utilised for friends and family visiting the vendor, who owns the adjoining farmhouse. Details of the latest income figures are available upon request from the Selling Agents. The sale includes most of the contents of the property, the website and forward bookings.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL/BOOT ROOM slate flooring, views, boxed cupboards. **UTILITY/CLOAKROOM** with wc and basin, LPG boiler for central heating and domestic hot water, slate flooring and Travertine tiled surround. **Open-plan KITCHEN/DINING ROOM/SITTING ROOM** excellent range of fitted base units with worktops over including an eye-level electric oven and microwave, LPG gas hob, space for fridge/freezer and dishwasher, oak flooring, cylindrical log burner. Staircase rising to **BEDROOM 2** (described later). **BEDROOM 1** built-in wardrobe with hanging rail, oak flooring, door to **FRONT COURTYARD**. **ENSUITE BATHROOM** with original freestanding slipper cast-iron bath with freestanding taps, rain shower enclosed with separate attachment, wash hand basin, wc, heated towel rail.

FIRST FLOOR

BEDROOM 2 oak flooring, fitted cupboard, arrow slit window. **ENSUITE SHOWER ROOM** rain shower enclosed with glass sliding doors and separate attachment above, wash basin, wc, heated towel rail, oak flooring.

OUTSIDE

There is a parking bay immediately adjacent to the front of the barn. Adjoining is a **WORKSHOP/GARAGE/SMALL STORE** with potential to convert to additional accommodation (subject to planning permission). To the rear is an attractive gravelled **COURTYARD GARDEN** with rustic willow fences for privacy.

SERVICES

Mains electricity. Spring-fed water system fitted with UV filtration and storage tanks. Private drainage shared with two neighbours on the land of Higher Patchole. According to Ofcom, Ultrafast broadband is available and mobile signal is likely from EE and Vodafone.

DIRECTIONS

From Barnstaple proceed past North Devon District Hospital in a Northerly direction on the A39. Follow the road through Shirwell and on to Arlington. Pass the access to Arlington Court and as you arrive at Kentisbury Ford, bear left on the bend in the road and immediately left again. Continue up this road (called Ford Hill) towards Patchole. Take the next right-hand turn into Ley Lane and the property will be found within several hundred yards on the left.



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		
(69-80)	C		
(55-68)	D		
(39-54)	E	44	60
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Barn = 131.1 sq m / 1411 sq ft

= Reduced headroom below 1.5m / 5ft

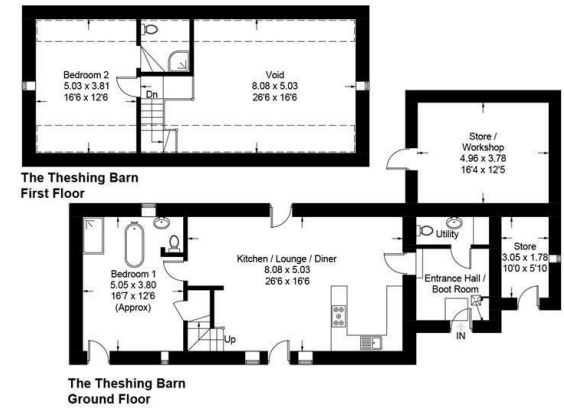


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