



Easter Wood Farm







# Easter Wood Farm

Northleigh Cross, Goodleigh, Barnstaple, Devon, EX32 7NT

Village amenities, Exmoor, West Buckland school, Barnstaple, the Link Road and the Coast, all within easy access

A substantial modern detached country house with self-contained ground floor element, set in 2.5 acres in peaceful rural surroundings & enjoying breath taking views

- Generous & versatile accommodation
- OR additional reception areas
- 2/4 Reception Room [see floorplan]
- 2.5 Acres of garden, pasture, woodland
- Council Tax Band D
- Includes potential ground floor annexe
- 7/8 Bedrooms, 8 Bathrooms
- Amazing outside kitchen/dining room & hot tub
- No upward chain
- Freehold

Guide Price £875,000

## Stags Barnstaple

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## SITUATION & AMENITIES

In terms of location, Easter Wood Farm enjoys the best of all worlds, being well detached, set within its own grounds, and on an elevated site – commanding fantastic panoramic views over the valley below, with Cheltenham viaduct in the foreground. The property also backs onto open farmland. The position is timeless and tranquil – often sought but seldom found. At the same time, the centre of Goodleigh village is less than a mile away and offers local amenities including primary school, period inn – which also serves food, village hall and church. Barnstaple is about 4 miles and as the regional centre houses the area's main business, commercial, leisure and shopping venues, as well as renowned Pannier Market, live theatre and North Devon District Hospital. At Barnstaple there is access to the North Devon Link Road (A361) which runs through in about 45 minutes to Jct.27 of the M5 Motorway, and where Tiverton Parkway also offers a fast service of trains to London (Paddington in just over 2 hours). The beauties of Exmoor are about 10 minutes by car and a little further afield are the famous sandy surfing beaches of Saunton (also with Championship Golf Course), Croyde and Woolacombe. The area is well served by excellent state and private schools, including the renowned West Buckland school (with local pickup points). The nearest international airports are at Bristol and Exeter.

## DESCRIPTION

Easter Wood Farm presents elevations of painted render with double glazed windows, beneath a tiled roof. We understand that the property in its current form was remodelled in the early 2020s, with subsequent extensions added in keeping. The accommodation is bright, spacious and versatile, and includes a potential self-contained Ground Floor annexe, which could alternatively be utilised as additional reception areas. The property also lends itself to home and income use, given the fact that the majority of bedrooms have ensembles. Externally there is ample parking, various outbuildings and a fabulous external kitchen and AI fresco dining room, with adjacent hot tub and changing room/wc facilities. There are gardens which have been landscaped with ease of maintenance in mind, a pasture field and naturally regenerating woodland areas – in all about 2.5 acres. We understand that the grounds are a natural haven for visiting wildlife and birds. The property is accessed off a little-used country lane, approached by a long, private, no-through track – initially shared with a neighbour but which then becomes entirely private. This is certainly a property which needs to be viewed to be fully appreciated!

## SPECIAL NOTE

The aforementioned neighbour is actually a building plot being retained by the current vendors, who intend to develop the site with a new 4 bedroom detached house, which is well away from Easter Wood Farm and completely screened.

## ACCOMMODATION

### GROUND FLOOR

Pair of French doors to ENTRANCE HALL engineered oak flooring, cupboard understairs, built-in storage cupboard. SITTING ROOM a double aspect room with French doors to GARDEN, Minster-style fireplace. BATHROOM panelled bath, Mira shower unit, folding shower screen, pedestal wash basin, low level wc, tiled flooring and walls, heated towel rail, mirror-fronted medicine cabinet. KITCHEN/DINING ROOM/FAMILY ROOM a spacious, triple aspect room. Within the KITCHEN AREA is an extensive range of units finished in light oak, topped by slate effect rolled edge work surfaces, matching range of wall-mounted cupboards, integrated fridge/freezer, integrated dishwasher, electric range incorporating oven, induction hob and splashback with extractor hood over, slate flooring, door to FRONT GARDEN. Within the SITTING AREA is a fireplace feature, inset oil-fired Aga for cooking and domestic hot water, space for American-style fridge/freezer, ample space for dining table. UTILITY/BOILER ROOM housing Camray oil-fired boiler for central heating, plumbing for washing machine, slate effect flooring, access to STORE ROOM off with door to OUTSIDE. Returning to the ENTRANCE HALL – door to INNER LOBBY and self-contained ANNEXE ELEMENT. SITTING ROOM double aspect, glazed door to GARDEN. SHOWER ROOM off with tiled cubicle, low level wc, ladder-style heated towel rail/radiator, tiled flooring. KITCHEN/DINING ROOM double aspect, range of fitted units in a grey theme, grey wood effect flooring. BEDROOM window to rear.

### FIRST FLOOR

LANDING range of built-in AIRING CUPBOARDS, trap to loft space. BEDROOM 1 double aspect. ENSUITE BATH/SHOWER ROOM panelled bath, hand-held telephone-style shower attachment, tiled corner shower cubicle, pedestal wash basin, low level wc, tiled walls and floor. BEDROOM 2. ENSUITE SHOWER ROOM shower cubicle, pedestal wash basin, low level wc, extractor fan. BEDROOM 3 double aspect, arch to walk-in wardrobe. ENSUITE BATH/SHOWER ROOM panelled bath, hand-held telephone-style shower unit, shower cubicle, pedestal basin, tilting oval wall mirror, low level wc, extractor fan, tiled floor and walls. BEDROOM 4. ENSUITE SHOWER ROOM tiled cubicle, pedestal basin, low level wc, extractor fan, tiled floor. BEDROOM 5 double aspect. ENSUITE SHOWER ROOM shower cubicle, pedestal basin, low level wc, extractor fan, tiled floor. BEDROOM 6 double aspect. ENSUITE SHOWER ROOM shower cubicle, pedestal wash basin, low level wc, extractor fan, tiled floor. BEDROOM 7 – currently arranged as a STUDY – views to front.





#### OUTSIDE

The drive terminates to the side of the house where there is ample parking and turning space. There is also space for the erection of garaging (subject to planning permission). Range of four KENNELS to one side. Immediately adjacent to the dwelling is a TERRACE, which wraps around to a DECK, from which the panoramic views are absolutely fantastic. Nearest to the front door there is a rustic-edged bed, which could be a dedicated garden for the annexe – subject to a buyer's requirements. Beyond this is a sweeping lawn with raised circular stone bed and mature shrubbery. To the rear of the property there is a gravelled sun trap, where there are two aluminium-framed GREENHOUSES, PATIO and bedrock with bank above. There is a gravelled continuation of the drive, which leads on to the PADDOCK, which follows the hillside behind the property, and which is enclosed by fencing. Below the property is a bank of young woodland, following the hillside. Just below the driveway, a further gravelled track leads down to the rustic Al fresco KITCHEN/DINING ROOM, of oak frame construction, relieved in brick and stone work beneath a tiled roof. This is fitted with a commercial style stainless steel kitchen, including sink and work surfaces. There is a pizza oven, Lifestyle stainless steel range and clay tiled flooring. Power, light and water are connected. There is an adjacent covered HOT TUB with Palm Spa unit, and next to this a detached rendered and tiled BLOCK, incorporating wc, wash basin and shower/changing room – also with clay tiled floor and aquaboard clad walls. Below this building there is a lower brick TERRACE and 3rd GREENHOUSE, and once again with spectacular views.

#### SERVICES

Mains electricity and water. Septic tank drainage (septic tank is beneath the raised circular flowerbed in the lawn). Oil-fired central heating and oil-fired Rayburn.

#### DIRECTIONS

From Barnstaple, leave the town on Bear Street leading to Goodleigh Road. Eventually turn right towards the village of Goodleigh itself. Pass through the village and turn left shortly after the pub, signed Northleigh and Chelfham. Continue for 0.9 of a mile following the signs to Chelfham and the entrance to Easter Wood Farm (unmarked) is on the right-hand side but identified by our For Sale board.



Approximate Area = 4004 sq ft / 371.9 sq m

Outbuildings = 300 sq ft / 27.8 sq m

Total = 4304 sq ft / 399.7 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 2026. Produced for Stags. REF: 1454016



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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>		70
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	
(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	



