

Substantial Victorian Family Home

Heddon Mill Farm Heddon Mill, Nr. Branton, Devon, EX33 1HZ

Asking Price

£875,000



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Splendid Accommodation Blending Character & Contemporary Features

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We are delighted to offer to the market this superb Victorian house which has been the subject of tremendous expenditure by the current owners. It now offers exceptional, quality accommodation which blends many original and contemporary features making this a wonderful house which will impress those looking for a home of high quality.

The property is ideal for family occupation; especially if there is a dependant relative in the family as there is a good size separate annex attached to the main house. Alternatively, this can be used for a sound and regular income and indeed, this is its current purpose. There is further potential for income as there are rooms attached to the garage which is a short distance from the house and which has parking for 6 cars to the front.

This substantial former farmhouse has attractive exposed stone elevations with Marland brick quoins all under a slate roof and is located in the lovely semi rural hamlet of Heddon Mill through which the Barnstaple to Ilfracombe Railway used to run. The village of Knowle is close by and here there is a garage with useful shop, post office and The Ebbrington Arms Pub/ Restaurant. 1 mile further from Knowle is the large village of Branton, considered one of the largest in the country. Here there is a Tesco store, primary & secondary schools, library, churches, pubs and a good number of shops & stores. The superb sandy beaches at Croyde and Saunton are an easy drive away. Saunton offers the renowned golf club with its 2 championship courses. To the end of the road is a bus stop so all members of the family can get out and about.

Barnstaple is 5 miles from Branton and offers a wide choice of super stores at Roundswell and covered town centre shopping at Green Lanes. Social and leisure facilities include a new leisure centre, Tarka Tennis, cinema and The Queens Theatre. There is access to the M5 via The North Devon Link Road and The Tarka Train connects to Exeter which picks up the route to Paddington

DETAILS

The present owners have invested in vastly improving and modernising this former Victorian farmhouse to create a family home of high quality and distinction. The house now has wood framed double glazing and an efficient biomass heating system with column radiators and this is backed up with solar panels. The main part of the ground floor has underfloor heating and the Eddy system enables monitoring and efficient use of energy.

As soon as you enter the house you immediately appreciate what the house offers. The welcoming hall has a lovely staircase to the first floor and attractive limestone floor and this blends well with the engineered oak flooring to the kitchen, dining and sitting room areas. The fitted kitchen has a good range of well made units with composite quartz worktop, integrated fridge, dishwasher, double oven and wine fridge. This open area has solid oak topped breakfast bar separating it from the dining area which then flows into the sitting room which features a log burner making it a perfect social space. The dining area has bi-fold aluminium frame doors opening fully onto a slate tiled patio area which in turn opens into the garden.

Across the hall, the games room has a projector and surround sound system and there is also a ceiling mounted speaker system that extends into the kitchen and sitting room areas. The spacious main house is arranged over 2 floors with 5 bedrooms and 2 bathrooms. The stairs and large bedrooms boast wool carpets and there is an en suite shower room to the master bedroom as well as a family bathroom with walk in shower. To the rear of the house is a wonderful and roomy separate annex which is a very good size and arranged over 3 floors. The living room has a wood burner and adjoining well appointed kitchen. There are 3 bedrooms, one with access to a sun deck and the large main bedroom, on the third floor, has a wonderful view, a super en suite bathroom and walk in store room. There is also a further shower room on the second floor..

To the front of the house is an enclosed garden with patios and this is a relaxing area to entertain, al fresco. There is a good degree of privacy with a gate opening out to the road & opposite is the good size car park that has space for 6 cars and include a Zappy car charger and a garage. Here, there is additional accommodation with a studio apartment with fitted kitchen and shower room above the garage. This has its own entrance and store with a deck overlooking the enclosed kitchen garden containing a number of large raised beds.

We stress that this super house can only be fully appreciated when viewed. For those looking for space for a large family and a dependent relative, this could be for you. Furthermore, there is a reliable income from the annex and potential opportunities for the accommodation over the garage



Large Entrance Porch 2 x 1.95 (6'6" x 6'4")

Plenty of space to de-boot and dry the dog down. Beautiful stained glass arched window. Double doors to

Impressive Entrance Hall & Inner Hall 6.25 x 2.40 (20'6" x 7'10")

Easy staircase to first floor. Attractive flagstone style flooring with underfloor heating

Sitting Room 5.05 x 4.59 (16'6" x 15'0")

A wonderful and relaxing room with wood burner and wide bay window with shutters. Wall light points. Ceiling mounted speakers. Underfloor heating.

Kitchen (Which Opens To Dining Room Area) 3.38 x 2.30 (11'1" x 7'6")

Very well fitted with quality units and slimline work tops. Beech work top and Breakfast Bar with drop lights over.. Built in appliances including electric hob and single calor gas ring, filter fan over. There is also double oven, microwave, fridge/freezer, wine cooler and dishwasher. Attractive part tiled walls. Underfloor heating.

Dining Area (Which Opens To The Sitting Room) 4.92 x 4.40 (16'1" x 14'5")

Bi -fold doors with electric blinds to the garden. Ceiling mounted speakers. Underfloor heating.

Games Room / Bedroom 6 5.17 x 4.58 (16'11" x 15'0")

An adaptable room currently as a games room with projector & surround sound system.

Inner Hall With Door to Rear & Annex

Cloakroom

Utility Room 3.44 x 2.56 (11'3" x 8'4")

With Work surfaces & Cupboards. Bio Mass Boiler

First Floor Landing & Inner Landing

Bedroom 1 5.01 x 4.02 (16'5" x 13'2")

En Suite Shower Room

Bedroom 2 5.20 x 4.57 (17'0" x 14'11")

Bedroom 3 4.65 x 3.57 (15'3" x 11'8")

Bedroom 4 3.63 x 2.96 (11'10" x 9'8")

Bedroom 5 3.77 x 2.55 (12'4" x 8'4")

Family Bathroom 3.51 x 2.92 (11'6" x 9'6")

Beautifully appointed with a 4 piece suite with bath tub, walk in shower, WC, Wash Hand Basin

ANNEX

Living Room 5.48 x 4.40 to staircase (17'11" x 14'5" to staircase)

A most comfortable room with stripped floor boards. Understair cupboard. Fireplace with inset Wood burner and slate hearth. Wall lights. Lobby are a opens to

Kitchen 3.63 x 2.70 (11'10" x 8'10")

White fronted units with built in electric hob and oven filter fan over. Wall Cupboards with under lighting.

First Floor Landing

With Stairs to 2nd floor

Bedroom 4.79 narr 3.66 x 2.87

With double doors out to the sun deck.

Bedroom 3.69 x 2.55 (12'1" x 8'4")

Shower Room 1.82 x 116 (5'11" x 380'6")

2nd Floor Main Annex Bedroom 5.28 x 4.45 (17'3" x 14'7")

Irregular shape with walk in Window recesses Wall lights. Ceiling Beams. Walk in store cupboard/ store room.

Bathroom 3.26 x 3.22 (10'8" x 10'6")

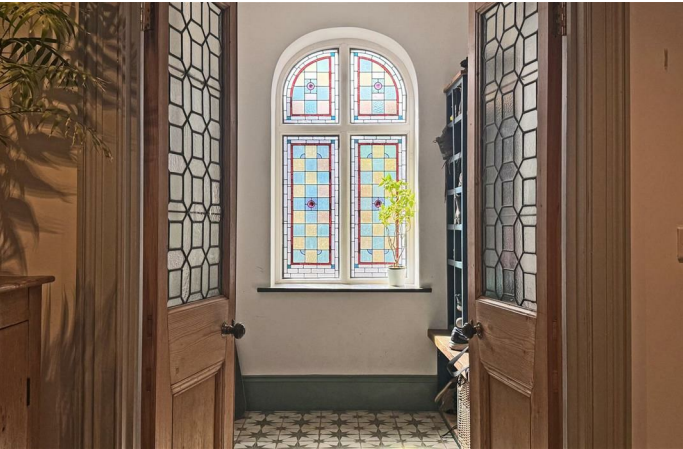
Appointed to a high standard with a 4 piece suite including free standing bath tub & velux window over. Shower, low level WC. Underfloor heating.

Front Gardens & Patios

Ample Parking for 6 Cars & Garage

Further Garage Accommodation With Income Potential

Kitchen Garden



SERVICES:

Mains Electric
Mains Water
12 Year Old Septic Tank Drainage
Biomass Central Heating & Solars

ENERGY PERFORMANCE CERTIFICATE:

Band : B

TENURE:

Freehold

NORTH DEVON COUNCIL

01271 327711

COUNCIL TAX

House : D

Annex : B



DIRECTIONS

From Barnstaple, take the A361 to Braunton and continue straight on at the crossroads and traffic lights, signposted to Ilfracombe. go through the village of Knowle, Continue on for about a mile and take the left hand turning signed to North Buckland. Go over the old railway lines and the house will be in front of you. The garage and parking is on the left, a short distance from the house.



VIEWING

By Appointment Through:

PHILLIPS SMITH & DUNN

BRAUNTON OFFICE

01271 814114





TOTAL FLOOR AREA : 3585 sq.ft. (333.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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