



View Farm

Bratton Flemming, Barnstaple, EX32 7JJ





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‘A compact and highly accessible ring-fenced farm enjoying outstanding privacy ‘

- *Privately set, 35 acre smallholding.*
- *Five bedroom dormer bungalow, (Subject to an Agricultural Occupancy Condition) with superb views.*
- *Range of versatile outbuildings.*
- *Fantastic far reaching views.*

Guide Price ~ £875,000



Situation

View Farm occupies an attractive rural position just east of Bratton Fleming, a popular North Devon village set amidst rolling countryside on the fringe of Exmoor National Park. The village offers a range of day-to-day amenities including a shop, primary school, church and community facilities, whilst the surrounding area provides excellent opportunities for walking, cycling and riding. Exmoor National Park is renowned for its dramatic landscapes, ancient woodlands, open moorland and rich wildlife, offering miles of scenic routes and outdoor recreation.

Despite its peaceful rural setting, the property enjoys convenient access to the wider region. The North Devon market town of Barnstaple lies approximately 7 miles away and provides an extensive range of shopping, educational, healthcare and leisure facilities. Barnstaple also benefits from a railway station with regular services connecting to Exeter, where onward mainline rail links are available to destinations across the country. The A39 and A361 provide good road connections throughout North Devon and towards the M5 motorway network, whilst the renowned North Devon coastline, including Woolacombe Beach and Croyde Bay, is readily accessible by car.

Description

Occupying an elevated position within the North Devon countryside and extending to approximately 32 acres, View Farm is a charming residential smallholding enjoying exceptional views across the surrounding landscape towards the coast. The property centres around a spacious detached five bedroom bungalow (Subject to an Agricultural Occupancy Condition) offering well-proportioned and adaptable accommodation together with garaging, farm buildings and stabling.

The accommodation is arranged around a generous **open-plan kitchen**, dining and living space, creating an impressive focal point for the home and providing an ideal environment for both everyday living and entertaining. Benefiting from oak internal doors, plus the majority of the flooring is also oak, large windows frame the surrounding countryside and draw an abundance of natural light throughout the principal rooms.

The ground floor accommodation also includes a **utility, sitting/reception room, family bathroom and three bedrooms**. The loft space has been converted to provide **two further en-suite bedrooms and a dressing/store room**, totalling five bedrooms in all.

Situated to the south of the dwelling is a **detached single garage** fitted with an electric roller-shutter door, together with a useful shower room comprising a WC, wash hand basin and shower enclosure.

Outside, the property is approached via a private driveway and is set within an attractive block of pastureland interspersed with mature boundaries and natural features. A picturesque lake forms a notable feature of the holding, enhancing both the amenity appeal and biodiversity of the property. The land is well suited to a variety of agricultural, equestrian and lifestyle uses, providing purchasers with significant scope to tailor the holding to their own needs.

Complementing the residence is a range of **farm buildings** offering useful storage, livestock accommodation and workshop space. The buildings, (27m x 13.6m with a further 6m lean-to) together with the surrounding acreage, create a versatile holding capable of supporting a range of rural enterprises, farming interests or equestrian pursuits.

Other Information

Services: Mains electricity. Bore hole water supply. Private drainage.

Tenure: Freehold with vacant possession upon completion.

Farm Plan: The farm plan is based on ordnance survey extracts, and the areas are not guaranteed and purchasers must satisfy themselves as to their accuracy.

Boundaries: Any purchaser shall be deemed to have full knowledge of all boundaries and neither vendor nor the vendor's agents will be responsible for defining the boundaries or the ownership thereof. Should any dispute arise as the boundaries or any points on the particulars or plans or the interpretation of them, the question shall be referred to the vendors agent whose decision acting as experts shall be final.

Planning Permissions: Planning permission (No. 52068) was granted on 17.08.2011 for the **Erection of one Agricultural Workers Dwelling and detached garage**.

Note: The property is to be occupied by a person solely or mainly working in agriculture, or last working, in the locality in agriculture or in forestry or a widow or widower or any resident dependants of such a person. The property is also subject to a Section 106 agreement.

Photographs: Taken May 2026.

Local Authorities: North Devon Council, Barnstaple.

Council Tax Band: Band D.

Energy Performance Certificates: Energy rating C [71].

Directions

Postcode: EX32 7JJ

What3words (to entrance gate): //////////////such.stub.rapid

Contact Us

Farms & Land Department

Phone: 01409 259547

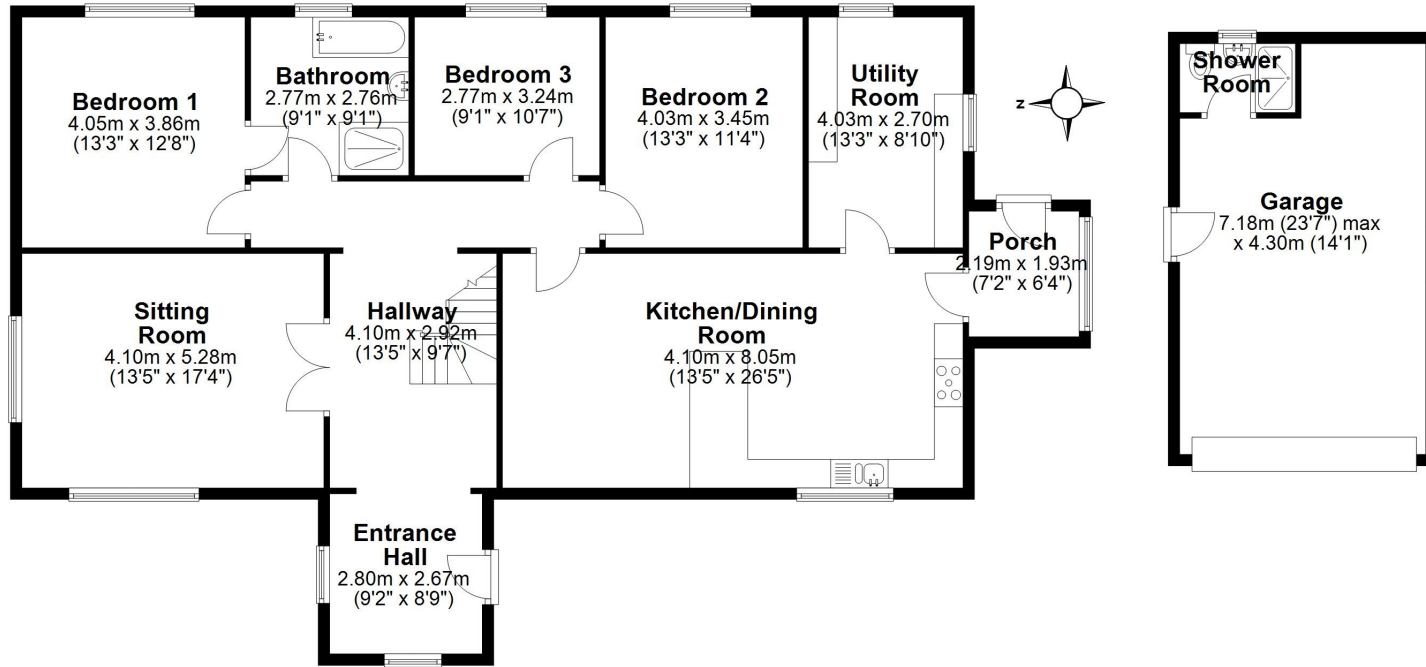
Email: farms@kivells.com.

View Farm Floor Plans

Not to scale and for identification purposes only.

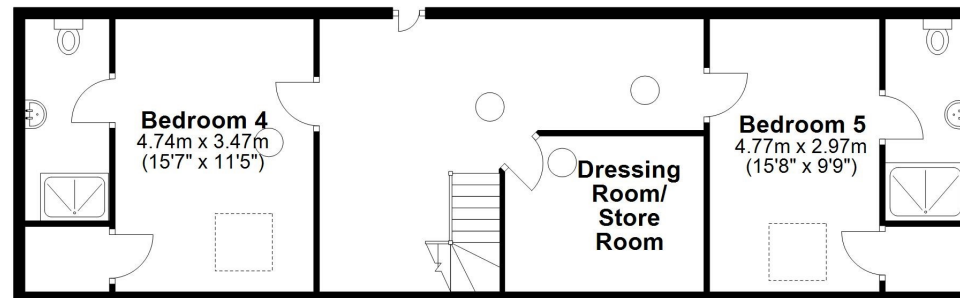
Ground Floor

Main area: approx. 149.9 sq. metres (1613.8 sq. feet)
Plus garages, approx. 28.1 sq. metres (302.5 sq. feet)



First Floor

Approx. 78.3 sq. metres (842.6 sq. feet)



Main area: Approx. 228.2 sq. metres (2456.5 sq. feet)

Plus garages, approx. 28.1 sq. metres (302.5 sq. feet)



View Farm Land Plan

Not to scale and for identification purposes only.





Kivells Farms & Land Department Phone | 01409 259547 or Email | farms@kivells.com

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