



Higher Shutescombe House







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Brayford, Barnstaple, Devon, EX32 7PU

South Molton 6.5 miles Brayford 0.75 miles Barnstaple 9 miles

A spacious period farmhouse and annexe, stables (with PP) and land with superb views to Exmoor

- Kitchen & Snug
- 5 Bedrooms (1 en-suite)
- Excellent Stable Yard (with PP)
- Total about 7 Acres
- Council Tax Band E
- Dining/Sitting Room
- 1 Bedroom Annexe with Conservatory
- Pasture Land
- Wonderful views to Exmoor
- Freehold

Guide Price £795,000

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Situation

Higher Shutescombe House is set in an elevated position on the western side of the Bray Valley with superb views away to Exmoor. The closest village of Brayford has a village hall and primary school and there is a church at High Bray. The closest town is South Molton, which offers the usual market town amenities including schooling to secondary level. The larger town and regional centre of Barnstaple is about 9 miles to the west and has a further range of retail and commercial venues.

The renowned North Devon coastline with its wide, sandy beaches is within easy reach by car, as is the Exmoor National Park with the boundary of the park about one mile from the property. The A361 bypasses South Molton and links to the M5 motorway at Junction 27 to the south-east where there is also a station on the Paddington line at Tiverton Parkway.

Description

Higher Shutescombe House is an attractive period farmhouse that offers very spacious accommodation with a large amount of living space together with five double bedrooms. In addition, the current owner has converted part of the house into a one bedroom annexe which would be suitable for a dependant relative or letting. The house has an attractive outlook over its mature gardens and pasture land to the front as well as an excellent yard of purpose-built stables making the property ideal for equestrian use.

Accommodation

An Open Porch with part glazed front door leads into the HALL with stairs rising to the first floor. The SNUG or BREAKFAST ROOM has a fireplace with wood burner on a slate hearth, double doors into the garden and under stairs pantry cupboard. This room opens into the KITCHEN which is fitted with a range of shaker style units, breakfast bar with slate top, 1½ bowl sink with mixer tap, matching wall mounted units, Alpha oil-fired range, plumbing for dishwasher and superb views to Exmoor. An opening leads through to the spacious REAR HALL with a slate floor, part glazed door to outside, under stairs cupboard and stairs to the first floor. The UTILITY/BOOT ROOM also has a door to the rear, Belfast sink, plumbing for washing machine, space for dryer and oil fired boiler. Separate CLOAKROOM with WC and wash basin.

Served by both the front and rear halls is a large RECEPTION ROOM with a double sided fireplace and wood burning stove effectively dividing this room into a DINING ROOM to one side and SITTING ROOM to the other with glazed double doors to the garden. Steps lead up to a GALLERY with a door into the Annexe.

On the FIRST FLOOR the LANDING is served by two staircases and has an airing cupboard. Doors lead off to the FIVE BEDROOMS with the MASTER BEDROOM having a WALK-IN WARDROBE and EN-SUITE BATHROOM with recently fitted large shower enclosure, bidet, WC, pedestal wash basin and heated towel rail. The FAMILY BATHROOM has a panelled bath, bidet, WC, vanity wash basin, shower cubicle and heated towel rail.





The Annexe

From the gallery in the main house, a connecting door leads into the recently completed annexe. A short passage has a door to a BEDROOM to the left and a door to a SHOWER ROOM fitted with a modern suite to the right. The passage opens into the KITCHEN/LIVING ROOM with a semi-vaulted ceiling, a fireplace which has a beautifully carved timber surround with slate hearth and inset LPG fired stove. There is a range of newly-fitted kitchen units with solid timber worktop and a Belfast sink with mixer tap, electric/LPG dual fuel cooker and space for dish washer. Glazed doors lead through to the large GARDEN ROOM/CONSERVATORY with a tiled floor and a lovely outlook over the garden.

Outside

The property is approached off the country lane via a driveway that leads up to a parking area at the end of the gardens to the front of the house. and adjacent to the parking area is a productive kitchen garden. Timber gates lead into the enclosed, mature gardens to the front of the house which are mainly laid to lawn and with well-planted borders and shrubs. There is also a recently installed and purpose-built Koi Carp pond.

Stable Yard

Set just below the house and also served by its own gateway just off the main entrance is a superb EQUESTRIAN STABLE YARD with three purpose-built buildings. One is currently used as a craft workshop and store room and the other two provide 6 STABLES and a TACK ROOM. There is also a two-bay, open-fronted HAY BARN.

Planning Permission

The lower of the three buildings in the equestrian yard has the benefit of planning permission for conversion to a one bedroom dwelling. North Devon Council granted the permission on 11th May 2022 (Ref: 75051). Full details are available on the Council's planning portal at <https://planning.northdevon.gov.uk/Planning/Display/75051>.

The Land

There is a good holding of very gently sloping pasture land to the south of the house divided into three main enclosures, all with water. Adjacent to the driveway is a small area of mature woodland. In total the property extends to about 7 ACRES.

Services

Mains electricity, private water and drainage system (septic tank and soakaway).
Broadband - Standard available (Ofcom).
Mobile - Limited through Vodafone (Ofcom).

Viewing

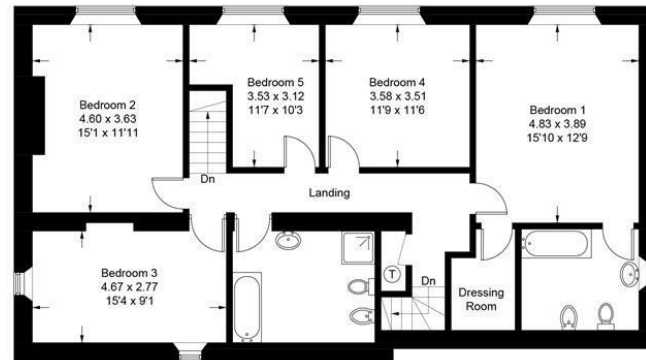
Strictly by confirmed prior appointment please through the sole selling agents, Stags on 01769 572263.

Directions

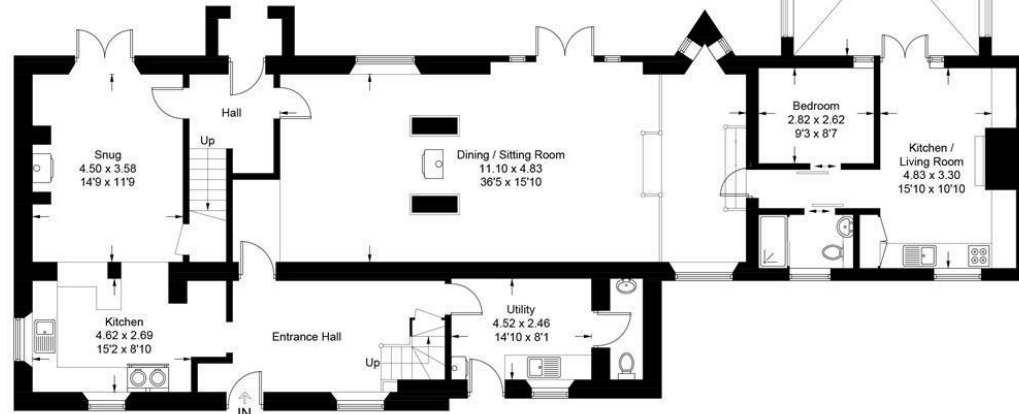
From South Molton take the B3226 towards Barnstaple and on reaching the A361 North Devon Link Road at Aller Cross roundabout proceed straight across taking the A399 Brayford/Blackmoor Gate road. Follow this road for approximately 3½ miles and at Newtown turn left signposted to Charles. Continue up the hill into Charles and at Charles Cross continue straight on signed to Brayford. After half a mile at Welcombe Cross keep right and continue straight on for a further half a mile and the driveway to the property will be found on the left.

What3words Ref: amused.skips.intricate

Approximate Gross Internal Area = 293.2 sq m / 3156 sq ft



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1130416)



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		66
(39-54) E		
(21-38) F	27	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC



