



Varley Barn







# Varley Barn

Varley Farm, Prixford, Barnstaple, EX31 4DX

In a quiet Hamlet within 10 minutes drive of Barnstaple. The Coast/Exmoor 20/25 minutes.

A superb detached period barn conversion set in 3.6 acres commanding a simply breath taking view (arguably one of the best in North Devon), following the estuary out to sea and also towards Dartmoor, in convenient & sought after edge of village position.



- Sitting Room, Conservatory, Dining Room
- Large Utility Room, Study, Shower Room
- Adjoining Single Storey Games Room & Workshop
- Attractive courtyard. Blank canvas garden with parking for 6+
- Eco-friendly conversion - must be viewed!
- Study, Kitchen/Breakfast Room with AGA Range
- Galleried Landing, 4 Bedrooms, 4 Bathrooms
- (Ideal as annexe/holiday let, stpp.)
- Paddocks for horses/dog run
- Council Tax Band F. Freehold

Guide Price £1,200,000

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### SITUATION & AMENITIES

Position! Position! Position! Varley Barn is set down a private 'no through' lane, in a hamlet of just five properties. A footpath follows the lane and leads onto open countryside, ideal for walking and exercising dogs etc. The barn is on high ground, surrounded by farmland and the 'wow' factor is the simply stunning views of Winkleigh, Dartmoor, Barnstaple, the Taw Estuary, Hartland Point and Braunton Burrows. These are enjoyed from all principal rooms. Although the environment is rural, Barnstaple can be reached in less than 10 minutes by car and as the regional centre, houses the area's main business, commercial, leisure and shopping venues, as well as Pannier Market, live theatre and District Hospital, not to mention railway links to Exeter. At Barnstaple there is also access to the North Devon Link Road, which leads on in a further 45 minutes or so to Junction 27 of the M5 motorway and where Tiverton Parkway offers a fast service of trains to London Paddington in just over two hours. North Devon's famous surfing beaches at Saunton (also with championship golf course), Croyde, Putsborough and Woolacombe are all within around 30 minutes by car. The estuary village of Instow with yacht club is a similar distance. Exmoor National Park is 20/25 minutes. The area is well served by excellent state and private schools, including the reputable private West Buckland School with local pick up points.

### DIRECTIONS

Leaving Barnstaple via Pilton, at the first set of traffic lights bear left and immediately right into Pilton High Street, continue through Bradford, on the road to Prieford. Climb the hill, pass the thatch cottage on your left, continue up the winding lane and as this ends the turning to Varley Farm is immediately after a layby on the right-hand side. Continue along this private lane and Varley Barn is the first property you come to on the right-hand side.

What3Words: ///tree.sofa.locked

### DESCRIPTION

This is a really exceptional conversion of a former period barn and shippen, which presents elevations of stone and painted render with double glazed windows and doors beneath a mainly slate but partly tiled roof. We understand that the property was converted in 2008 with conservatory added subsequently around 2019 and that the current vendors have owned the barn since it was originally converted. The accommodation which is arranged over two storeys and fitted to a high specification, is bright, spacious, versatile, well presented and there is an extensive use of honey coloured oak timbers and oak flooring which gives the interior a rustic feel. The reception areas can open up as one space, ideal for entertaining and link well to the courtyard which has been the venue for many parties, also ideal for Al Fresco dining. At the same time the property boasts many eco friendly features including solar panels, which provide income. Heating is via a ground source heat pump and underfloor on both levels. There is mains electricity and water, but also a rain water harvesting system for clothes washing and to flush toilets. Drainage is to a private septic tank. The attached single storey former shippen has a vaulted beamed ceiling and incorporates games room and workshops, but offers potential for conversion to additional living accommodation, possibly for relatives, letting or use as office/studio/gym/etc (subject to necessary planning). The underfloor heating from the house follow through to the shippen. There are two dry stores, a car park for at least 6 vehicles as well as space for motorhome/caravan, room for garaging (subject to planning permission). There is a most attractive courtyard and gardens which are laid to lawn and are a 'blank canvas' for anyone wanting to create their own design. The garden adjoins a paddock which is currently tended by a local farmer but provides scope for a horse or two, a buyer to run dogs or merely to protect the view. This is a beautiful property, often sought, but seldom found, which certainly needs to be viewed internally to be fully appreciated, as no photograph will ever do justice to the view from this splendid home.





## GROUND FLOOR

Glazed double doors to RECEPTION HALL/DINING ROOM which is the centre of the property and features exposed perpendicular timbers and exposed ceiling beams. There is oak flooring and French doors to the courtyard. An oak staircase rises to the first floor, described later. A pair of oak doors leads to the SITTING ROOM which once again features oak flooring, exposed beams, beamed ceiling, a Woodwarm wood burner sits in one corner on a slate hearth and a pair of glazed doors leads through to the Conservatory, which is constructed of a steel main frame with aluminium external units, coated in anthracite and white internally, all double glazed with a vaulted ceiling. Therefore three of the walls are glass and allow the best of the views to be enjoyed. There are sliding doors on two sides, allowing the outside in and not only are the views fantastic, but so too are the sunsets. The room also features a porcelain tiled floor and a rather unusual glass overhead heater. From the Reception Hall/Dining Room a step leads down to the KITCHEN/BREAKFAST/FAMILY ROOM, this is a very spacious double aspect room, once again with one wall glazed and centred glazed doors to allow the best of the views to be enjoyed. There is travertine flooring throughout. The units are in washed oak, topped in black polished granite and incorporate a peninsula breakfast bar. There are extensive base and wall cupboards, a butler sink, integrated dishwasher and fridge, separate American Style fridge freezer, electric AGA with module, space for an 8 foot dining table. Once again returning to the Reception Hall/Dining Room, an attractive brick archway leads to the LARGE UTILITY ROOM which incorporates 1 ½ bowl stainless steel sink unit with single drainer, adjoining worksurfaces, drawers, cupboards an integrated washing machine beneath. On the opposite wall a range of larger cupboards, travertine tile flooring, half glazed door to courtyard, shoe cupboard also housing the ground source heat pump for the central heating system. SHOWER ROOM with travertine tiled floor and walls, shower cubicle, wash hand basin, low level WC. STUDY with travertine tiled flooring.



## FIRST FLOOR

Galleried LANDING. BEDROOM 1 with fine views, vaulted beamed ceiling, built in double wardrobe. EN-SUITE SHOWER ROOM with travertine tiled cubicle, wash hand basin, low level WC, wall mirror, extractor fan. BEDROOM 2 vaulted beamed ceiling. EN-SUITE SHOWER ROOM with travertine tiled cubicle, wash hand basin, low level WC, wall mounted mirror, extractor fan. BEDROOM 3 three Velux windows to enjoy the wonderful views. BEDROOM 4 range of mirror fronted wardrobes to one wall, vaulted beamed ceiling. FAMILY BATHROOM/SHOWER ROOM featuring cast iron ball and claw footed bath, telephone style mixer tap/shower attachment, wash hand basin on stainless steel legs incorporating hand towel rail, bidet, low level WC, shower cubicle, travertine tiled floor and half travertine tiled walls, exposed beams, vaulted ceiling.

## OUTSIDE

The property is approached from the private lane through a wooden five bar gate which leads over a brick paved apron to a large gravelled car park which provides extensive parking and turning space. On the other side of the property and with separate double gated access, is the most attractive WALLED COURTYARD which is mainly set to gravel but features a well established central shrubbery. Pathways run along three sides of the courtyard, one leading to the glazed SHIPPEN, which has a vaulted beamed ceiling throughout. Within the main section there is a travertine tiled floor, power and light connected, one wall is in glass, incorporating two pairs of French doors. Apparatus for the solar panels which sit on the roof. This is currently utilised as a play room/games room/gym. Adjacent there are two pairs of double doors leading to WORKSHOP/GARDEN MACHINERY STORE once again with similar vaulted beamed ceiling, power and light connected and an ideal extension to the main room if one was converting to an annexe or similar (subject to planning). Nearest to the entrance gates to the courtyard is a pair of stone and slate OUTHOUSES, one is a potting shed/tool store and adjacent is a garden store. A LEAN-TO WOODSTORE is connected to one end of the Shippen. There is a small wedge area FRONT GARDEN. A pathway leads around the property and the majority of the garden is arranged on the view side of the barn, mainly laid to lawn with one circular bed with well-established shrubs, a good-sized TERRACE once again to enjoy the views. An internal gated access from the garden to the PADDOCK which is stock fenced and features a mature tree.

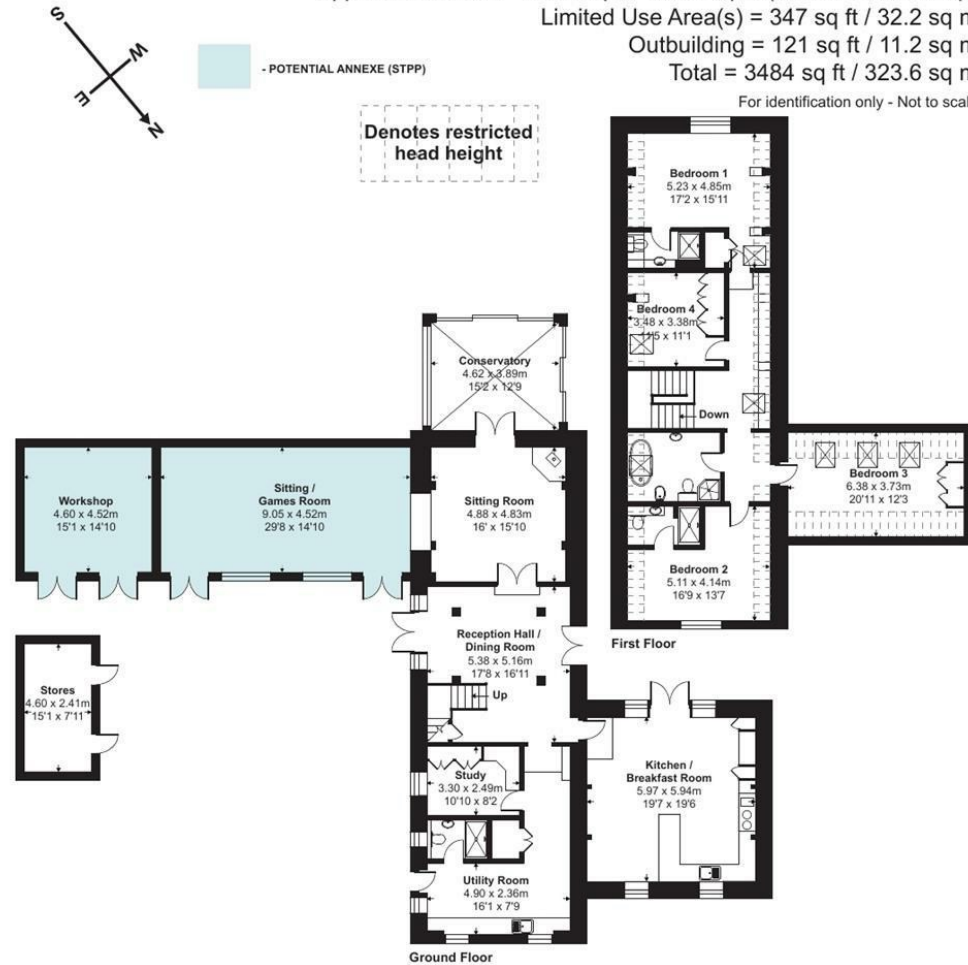
Approximate Area = 3016 sq ft / 280.1 sq m (excludes workshop)

Limited Use Area(s) = 347 sq ft / 32.2 sq m

Outbuilding = 121 sq ft / 11.2 sq m

Total = 3484 sq ft / 323.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Stags. REF: 1058738



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) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(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	

