

Barton Grounds







Barton Grounds,

Mill Lane, Loxhore, Barnstaple, , EX31 4SU

Village amenities - 5 minutes by car. Exmoor - 10 minutes. Barnstaple/the coast - 20 minutes

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A charming detached period cottage set in approximately 29 acres of pasture in a beautiful, timeless & tranquil valley close to Exmoor

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- Entrance Lobby, Utility/Boiler Room
- Kitchen, Small Study, Cloakroom
- Consent to extend, extension commenced
- Pole barn/garaging, Ample Parking
- Council Tax Band D
- Sitting Room, Dining Room
- 2 Double Bedrooms, Bath/Shower Room
- Double Garage with potential
- Pretty gardens. 29 acres of Pasture
- Freehold

Guide Price £695,000

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SITUATION & AMENITIES

Barton Grounds is set in the middle of its own land, off a private drive which in turn leads off a little-used country lane and is approximately mid-way between Loxhore and Bratton Fleming. The latter is a large village with a thriving local community offering primary and pre-schooling, community village store and regular bus services to both Barnstaple and Lynton. Public schooling is available at the renowned West Buckland school, which is around 6.5 miles away. The regional centre of Barnstaple is a similar distance to the West and offers the area's main business, commercial, leisure and shopping venues, as well as live theatre, schooling and district hospital. The market town of South Molton is around 11.5 miles to the South and provides local services including shops, recreational facilities, and both primary and secondary schooling. From South Molton the A361 North Devon Link Road provides easy access to Tiverton and the M5 Motorway (Jct.27) with mainline Intercity rail links available at Tiverton Parkway (Paddington in just over 2 hours). To the East, Exmoor National Park is less than 10 minutes by car and offers beautiful moorland scenery and many foot, cycle and bridleways, as well as the stunning North Devon coastline and South West Coastal Path. To the West are the popular sandy surfing beaches of Saunton (also with Championship Golf Course), Croyde, Putsborough and Woolacombe. The nearest international airports are at Bristol and Exeter.

The property is in a valley beneath the village, surrounded by open countryside and with lovely far-reaching views. From the property one can hear the rush of the river at the bottom of the valley.

DESCRIPTION

Barton Grounds comprises a particularly charming, detached period cottage, which has been extended during the vendors' 35-year tenure and which also had consent for a further extension (which was commenced) and plans drawn up for yet another. The property presents elevations of stone and painted render with double-glazed windows beneath a part slate and part slate asbestos roof. Across the driveway from the property are a range of buildings, including a detached garage (possibly suitable for conversion/replacement by a detached annexe – subject to planning permission). The property is set in approximately 29 acres of permanent pasture, crossed by remains of the former Lynton to Barnstaple railway line, which the vendors own. The aforementioned consent/possible consents could provide for 3-4 bedrooms overall. The relevant Planning Reference for the proposed extension is North Devon District Council 40779. All relevant plans and paperwork can be downloaded from the North Devon Council Planning website using the Planning Reference for access.

SPECIAL NOTE

A public footpath has right of way across part of the land. The vendors considered having it diverted at one stage, which we understand is possible subject to cost, but as the footpath is little-used and not a problem they decided against pursuing this further.













ACCOMMODATION

GROUND FLOOR

ENTRANCE PORCH quarry tiled flooring. Studded period front door to SITTING ROOM featuring Inglenook fireplace with Bressumer beam, fitted wood burner, beamed ceiling. KITCHEN with excellent range of modern units in a cream theme with black marble-effect rolled edge worksurfaces incorporating 1 ½ bowl stainless steel sink unit, integrated dishwasher, AEG 5-ring Calor Gas hob, extractor hood, electric double oven, space for American-style fridge/freezer, wood effect flooring. DINING/FAMILY ROOM a spacious triple aspect room with French doors to TERRACE and GARDEN, fine views, cupboard understairs, staircase rising to FIRST FLOOR (described later). Small STUDY leading through to CLOAKROOM low level wc, wash hand basin, tiled flooring.

FIRST FLOOR

Landing. BEDROOM 1 double aspect, built-in storage cupboard/clothes hanging area, fine views. BEDROOM 2 exposed beams, fine views. BATH/SHOWER ROOM with panelled bath, telephone style mixer tap/shower attachment, pedestal wash basin, low level wc, tiled shower cubicle, wood effect flooring, AIRING CUPBOARD.

OUTSIDE

Adjacent to the property is an attached UTILITY/BOILER ROOM housing Grant oil-fired boiler for central heating and domestic hot water, plumbing for washing machine. Nearest to the property is the oil tank and SHED which houses the pump and UV filter for the private borehole water supply. There is a POLE BARN providing parking for 4 vehicles/wood storage. A DETACHED GARAGE with power and light connected, of timber construction with stone sides and corrugated roof. Beyond this is a TRACTOR SHED/HOUSING FOR MOTORHOME or CARAVAN. There is ample additional parking and turning space. To the rear of the property is an area of LAWN. To the left as you look from the front there is a delightful mature GARDEN, incorporating a TERRACE with fine views into the valley, lawns, well-stocked flower beds and borders, specimen shrubs and trees including topiary. There is an ORNAMENTAL POND crossed by a timber bridge and a lower secondary ORNAMENTAL POND. The garden is fenced-enclosed, and steps lead up via a pedestrian gate to the upper part of the drive area. Behind the DOUBLE GARAGE is a productive KITCHEN GARDEN with GREENHOUSE and water connection. The remainder of the land is laid to generally sloping permanent pasture, broken down into 6 separate enclosures.

SERVICES

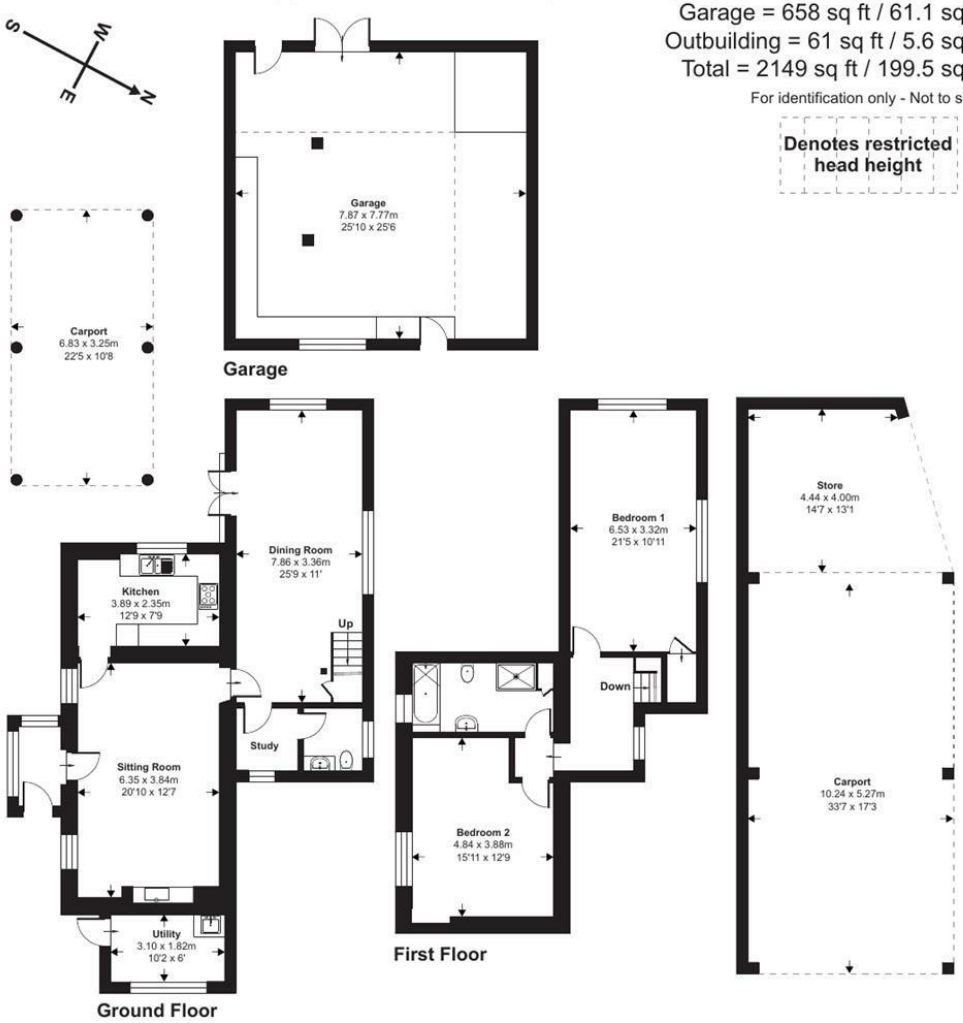
Mains electricity. Private drainage. Private water supply. Oil-fired central heating. Cooking by Calor Gas.

DIRECTIONS

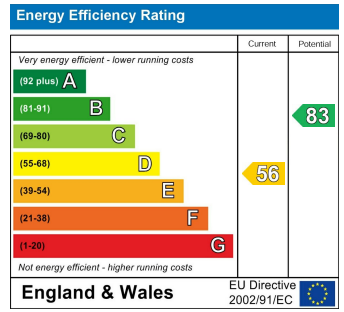
Approaching Bratton Fleming from the Barnstaple direction, as you enter the village bear sharp left into Mill Lane. Follow this lane down into the valley for about a mile and the entrance to Barton Grounds is on a bend in the lane on the left-hand side.

Approximate Area = 1430 sq ft / 132.8 sq m (excludes carport's & store)
Garage = 658 sq ft / 61.1 sq m
Outbuilding = 61 sq ft / 5.6 sq m
Total = 2149 sq ft / 199.5 sq m
For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Stags. REF: 1408666



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